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REDEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

DOCUMENTS DEPT.

JAN 2 1990

SAN FRANCISCO  
PUBLIC LIBRARY

REGULAR MEETING -- 4:00 P.M., JANUARY 2, 1990

A G E N D A

1. Recognition of a Quorum
2. Approval of Minutes: Regular Meetings; November 28 and December 5, 1989
3. Report of the President
4. Report of the Executive Director and other Staff
5. Matters of Unfinished Business
6. Matters of New Business

(a) Election of Agency Commission Officers.

(b) Authorizing a Ninth Amendment to Agreement for legal services with McCutchen, Doyle, Brown & Enersen, which increases the hourly rates and maximum amount payable; All Redevelopment Project Areas. (Resolution No. 1-90)

Action taken: \_\_\_\_\_

(c) Authorizing a Personal Services Contract with Leo E. Borregard. (Resolution No. 2-90)

Action taken: \_\_\_\_\_

(d) Commending and expressing appreciation to James H. Wilson, Jr., for his outstanding achievements and dedicated service upon his retirement. (Resolution No. 3-90)

(e) Commending and expressing appreciation to Robin Donoghue for her outstanding achievements and dedicated service. (Resolution No. 4-90)

(f) Discussion and consideration of an Economic Development Workshop.

7. Matters not appearing on Agenda
8. Persons wishing to address the Members on Non-Agenda, but Agency related Matters
9. Closed Session Matters
10. Adjournment



REDEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

DOCUMENTS DEPT.

JAN 8 1990

SAN FRANCISCO  
PUBLIC LIBRARY

REGULAR MEETING -- 4:00 P.M., JANUARY 9, 1990

A G E N D A

1. Recognition of a Quorum
2. Approval of Minutes - Closed Session, November 7, 14 and 28, 1989
3. Report of the President
4. Report of the Executive Director
5. Matters of Unfinished Business
6. Matters of New Business
  - (a) Status of discussions with Fourth and Harrison Associates, Inc. regarding the property located at Fourth and Harrison Streets and consideration of matters presented; Yerba Buena Center.  
  
Action taken: \_\_\_\_\_
  - (b) Approving a Personal Services Contract with Art Effects for the design, production and installation of picture (Mural) frames in connection with two Aaron Miller Murals in the office building at 1426 Fillmore Street; Western Addition A-2. (Resolution No. 5-90) -  
  
Action taken: \_\_\_\_\_
  - (c) Discussion of draft six-month work program for the Agency's Housing Division.
7. Matters not appearing on Agenda
8. Persons wishing to address the Members on Non-Agenda, but Agency related Matters
9. Closed Session Matters
10. Adjournment



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REDEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

DOCUMENTS DEPT.

JAN 16 1990

SAN FRANCISCO  
PUBLIC LIBRARY

REGULAR MEETING -- 4:00 P.M., JANUARY 16, 1990

A G E N D A

1. Recognition of a Quorum
2. Approval of Minutes: Regular Meeting, December 19, 1989; Closed Sessions:  
November 21 and December 5, 1989.
3. Report of the President
4. Report of the Executive Director and other Staff
5. Matters of Unfinished Business
6. Matters of New Business
  - (a) Authorizing a Second Amendment to the Interim Funding Agreement with the  
Operating Board for Yerba Buena Gardens' Cultural Center; Yerba Buena  
Center. (Resolution No. 7-90)

Action taken: \_\_\_\_\_

(b) Workshop on South Beach Harbor; Rincon Point/South Beach.

(c) Workshop on Economic Development.

THE ECONOMIC DEVELOPMENT WORKSHOP WILL BE CONTINUED TO JANUARY 19,  
1990 AT 1:30 P.M., 939 ELLIS STREET, 7TH FLOOR CONFERENCE ROOM.

7. Matters not appearing on Agenda
8. Persons wishing to address the Members on Non-Agenda, but Agency related  
Matters
9. Closed Session Matters
10. Adjournment



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NOTICE

NOTICE

NOTICE

NOTICE

THE ECONOMIC DEVELOPMENT WORKSHOP SCHEDULED FOR

JANUARY 19, 1990 AT 1:30 P.M.

WILL NOT BE HELD

YOU WILL BE NOTIFIED WHEN THE WORKSHOP IS RESCHEDULED

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REDEVELOPMENT AGENCY

DOCUMENTS DEPT.

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

JAN 19 1990

SAN FRANCISCO  
PUBLIC LIBRARY

REGULAR MEETING -- 4:00 P.M., JANUARY 23, 1990

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON FRIDAY, JANUARY 19, 1990, AND IT WILL ALSO BE POSTED ON THE FRONT DOOR OF 939 ELLIS STREET AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 771-8800, EXTENSION 410.

- 1) Authorizing advertisement of a contract to demolish the building at 1714-18 Laguna Street; Western Addition A-2.
- 2) Authorizing execution of a Seventh Amendment to Legal Services Agreement with Alice M. Beasley which expands the scope of services; Yerba Buena Center.
- 3) Authorizing an extension of Exclusive Negotiations with the Fillmore Market Place Associates for the parcel located on the northeast corner of Webster and Eddy Streets; Western Addition A-2.
- 4) Approving a Thrift Store land use (Goodwill Industries) in the Bayview Plaza Commercial Center on a parcel located within the block bounded by Third and Newhall Streets and Evans and Galvez Avenues; India Basin Industrial Park.
- 5) Approving modifications in bond documents associated with refinancing of St. Francis Place; Yerba Buena Center.

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Prepared and mailed January 17, 1990



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REDEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

REGULAR MEETING -- 4:00 P.M., JANUARY 23, 1990

A G E N D A

DOCUMENTS DEPT.

JAN 23 1990

SAN FRANCISCO  
PUBLIC LIBRARY

1. Recognition of a Quorum
2. Approval of Minutes - Regular Meeting, January 2, 1990
3. Report of the President
4. Report of the Executive Director
5. Matters of Unfinished Business
6. Matters of New Business
  - (a) Authorizing advertisement of a contract for the demolition and site clearance of a portion of Lot 9, Block 674 (1714-18 Laguna Street); Western Addition A-2. (Resolution No. 8-90)  
Action taken: \_\_\_\_\_
  - (b) Authorizing continuing Exclusive Negotiations with the Fillmore Market Place Associates for the parcel located on the northwest corner of Webster and Eddy Streets; Western Addition A-2. (Resolution No. 9-90)  
Action taken: \_\_\_\_\_
  - (c) Approving Thrift Store (Goodwill Industries) Land Use in the Bayview Plaza Commercial Center on the parcel located within the blocks bounded by Third and Newhall Streets and Evans and Galvez Avenues; India Basin Industrial Park. (Resolution No. 10-90)  
Action taken: \_\_\_\_\_
  - (d) Approving modifications in bond documents associated with refinancing of St. Francis Place by authorizing Execution and Delivery of Supplemental Indenture No. 1; Yerba Buena Center. (Resolution No. 11-90)  
Action taken: \_\_\_\_\_
7. Matters not appearing on Agenda
8. Persons wishing to address the Members on Non-Agenda, but Agency related Matters
9. Closed Session Matters
10. Adjournment



RE DEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

DOCUMENTS DEPT.

REGULAR MEETING -- 4:00 P.M., JANUARY 30, 1990

A G E N D A

SAN FRANCISCO  
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1. Recognition of a Quorum
2. Approval of Minutes - Regular Meeting, December 12, 1989;  
Closed Sessions, December 12 & 19, 1989, January 2, 1990
3. Report of the President
4. Report of the Executive Director: (a) Housing Program; (b) South Beach Harbor; Rincon Point-South Beach; (c) South of Market Earthquake recovery Area; (d) Earthquake damaged Agency Property; (e) other
5. Matters of Unfinished Business
6. Matters of New Business

- (a) Authorizing the Executive Director to request expenditure authority from the Board of Supervisors for \$135,500 for remainder of capital funds needed to enable the North/South of Market Adult Day Health Facility to move to Mendelsohn House; Yerba Buena Center. (Resolution No. 12-90)

Action taken: \_\_\_\_\_

- (b) Authorizing a Small Business Loan to Willie and Mary Ratcliff (dba: Ratcliff Family Restaurant) in the Bayview Plaza; India Basin Industrial Park. (Resolution No. 13-90)

Action taken: \_\_\_\_\_

- (c) Authorizing of a Small Business Loan to Loretta Marie Whittle (dba: Yogurt Expressions) in the Bayview Plaza; India Basin Industrial Park. (Resolution No. 14-90)

Action taken: \_\_\_\_\_

- (d) Approving Speciality Food Service Land Use in the Bayview Plaza Commercial Center on the parcel located within the block bounded by Third and Newhall Streets and Evans and Galvez Avenues; India Basin Industrial Park. (Resolution No. 15-90)

Action taken: \_\_\_\_\_

- (e) Consideration of the request by the Rincon Point-South Beach Citizens Advisory Committee to undertake Planning Studies of Areas surrounding the Rincon Point-South Beach Development Project Area for the purposes of identifying additional housing development opportunities; Rincon Point-South Beach Project Area.

Action taken: \_\_\_\_\_

New Business (cont'd)

- (f) Amending the Policy Statement relating to future actions within the Bernal Heights East and South Slopes Survey Area. (Resolution No. 16-90)

Action taken: \_\_\_\_\_

- (g) Authorizing a modification to Audit Contract - Expenditure of additional six thousand dollars for 1988-89 Audit Costs. (Resolution No. 17-90)

Action taken: \_\_\_\_\_

- (h) Amending Resolution No. 144-89 to add the classification of Financial Operations Manager and amending the 1989-90 new appropriations budget. (Resolution No. 18-90)

Action taken: \_\_\_\_\_

7. Matters not appearing on Agenda
8. Persons wishing to address the Members on Non-Agenda, but Agency related Matters
9. Closed Session Matters
10. Adjournment

REDEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

REGULAR MEETING -- 4:00 P.M., FEBRUARY 6, 1990

A G E N D A

1. Recognition of a Quorum
2. Approval of Minutes - Regular Meeting, January 9, 1990
3. Report of the President
4. Report of the Executive Director - (a) Housing Program
5. Matters of Unfinished Business
6. Matters of New Business

(a) Presentation of the Agency's 1990-91 Annual Budget.

- (b) Public Hearing to hear all persons interested in a Land Disposition Agreement for Private Development by GSI Holdings for the purchase and development of a parcel located at the westerly corner of LaSalle and Newcomb Avenues; Hunters Point.

Authorizing execution of a Land Disposition Agreement for Private Development and other conveyance instruments in connection with the purchase and development of a parcel located at the westerly corner of LaSalle and Newcomb Avenues by GSI Holdings; Hunters Point. (Resolution No. 20-90) (STAFF WILL RECOMMEND THIS ITEM BE CONTINUED)

Action taken: \_\_\_\_\_

- (c) Authorizing an extension of Exclusive Negotiations with Robert Upton and Berri McBride, acting as general partners for Summit Partners, a California limited partnership (to be formed), for the development of a parcel located at the southwesterly corner of Hudson Avenue and Whitney Young Circle; Hunters Point. (Resolution No. 21-90)

Action taken: \_\_\_\_\_

- (d) Authorizing an extension of exclusive negotiations with Harbor View Investments, Inc., a California corporation, for the development of a parcel located on the southeast corner of Third and Harrison Streets; Yerba Buena Center. (Resolution No. 22-90)

Action taken: \_\_\_\_\_

- (e) Authorizing an amendment (which increases the building construction budget and makes other changes) to the Architectural Agreement with Robinson, Mills and Williams; Yerba Buena Center. (Resolution No. 23-90)

Action taken: \_\_\_\_\_

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O V E R

- (f) Authorizing an amendment (which increases the building construction budget and makes other changes) to the architectural agreement with James Stewart Polshek and Partners; Yerba Buena Center. (Resolution No. 24-90)

Action taken: \_\_\_\_\_

- (g) Authorizing the execution of a \$1,114,157 loan to Conard House, Inc. for the acquisition and rehabilitation of the Midori Hotel, 240 Hyde Street, as part of the city wide Tax Increment Housing Program. (Resolution No. 25-90)

Action taken: \_\_\_\_\_

- (h) Authorizing the execution of a \$1,139,762 loan to Conard House, Inc. for the acquisition and rehabilitation of the El Dorado Hotel, 150 9th Street, as part of the city wide Tax Increment Housing Program. (Resolution No. 26-90)

Action taken: \_\_\_\_\_

- (i) Authorizing the execution of a \$180,000 loan to Mission Housing Development Corporation and the Women's Alcoholism Center for the Acquisition and rehabilitation of 1724 Bryant Street, as part of the city wide Tax Increment Housing Program. (Resolution No. 27-90)

Action taken: \_\_\_\_\_

- (j) Authorizing amendments to Resolution No. 144-89 to adjust the compensation and revise the titles of various classifications. (Resolution No. 28-90)

Action taken: \_\_\_\_\_

7. Matters not appearing on Agenda

8. Persons wishing to address the Members on Non-Agenda, but Agency related matters

9. Closed Session Matters: Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entity the Agency may negotiate with are: (a) Central Block 2, Central Block 3 and East Block 2, in the Yerba Buena Gardens of Yerba Buena Center with YBG Associates. (b) There will be a closed session on personnel.

10. Adjournment

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= REDEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

REGULAR MEETING -- 4:00 P.M., FEBRUARY 13, 1990

A G E N D A

DOCUMENTS DEPT.

FEB 13 1990

SAN FRANCISCO  
PUBLIC LIBRARY

1. Recognition of a Quorum
2. Approval of Minutes - Regular Meeting, January 16, 1990
3. Report of the President
4. Report of the Executive Director - (a) Trammel Crow; (b) YBG Budget Summary; (c) Southend Historic District proposed Expansion into the Rincon Point-South Beach; (d) other
5. Matters of Unfinished Business

(a) Further discussion of the Agency's 1990-91 Annual Budget

(b) Directing staff to undertake a generalized survey of the area immediately adjacent to the Rincon Point-South Beach Redevelopment Project Area and to analyze whether additional housing opportunities might be realized within a shorter time frame if Redevelopment activities were implemented; Rincon Point-South Beach. (Resolution No. 29-90)

Action taken: \_\_\_\_\_

6. Matters of New Business

(a) Authorizing execution of an Agreement for Messenger Services with On Target Delivery Service. (Resolution No. 30-90)

Action taken: \_\_\_\_\_

(b) Presentation by Ron Zeff of Trammel Crow of a housing proposal on Block 3793, Lots 1 and 2, development Site L; Rincon Point-South Beach.

(c) Request to be heard by Fourth & Harrison Associates, Inc. regarding the parcel located at the northeasterly corner of 4th and Harrison Streets, and consideration of Stephan C. Leonoudakis' request for an extension of time in connection with the Land Disposition Agreement; Yerba Buena Center.

Action taken: \_\_\_\_\_

(d) Workshop on Retail/ARE Program for CB-2 and CB-3 and revised conceptual design scheme for the Esplanade; Yerba Buena Center.

7. Matters not appearing on Agenda

8. Persons wishing to address the Members on Non-Agenda, but Agency related Matters

O V E R

9. Closed Session Matters - Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property locations and entities the Agency may negotiate with are: (a) Central Block 2, Central Block 3 and East Block 1, in the Yerba Buena Gardens of Yerba Buena Center with YBG Associates; (b) 250 Fourth Street; Yerba Buena Center/Fehr.

10. Adjournment

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REDEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

REGULAR MEETING -- 4:00 P.M., FEBRUARY 20, 1990

A G E N D A

DOCUMENTS DEPT.  
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PUBLIC LIBRARY

1. Recognition of a Quorum
  2. Approval of Minutes - Regular Meeting, January 23, 1990
  3. Report of the President
  4. Report of the Executive Director - Yerba Buena Center Cultural Board Fund Raising Report
  5. Matters of Unfinished Business
    - (a) Approving a proposed Budget for the period July 1, 1990 - June 30, 1991 and authorizing the Executive Director to submit it to the Mayor and to the Board of Supervisors of the City and County of San Francisco. (Resolution No. 31-90)
- Action taken: \_\_\_\_\_
- (b) Presentation by Ron Zeff of Trammel Crow of a housing proposal on the block generally bounded by Second, King and Townsend Streets in the Rincon Point-South Beach Project Area.
  6. Matters of New Business

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

CONSENT AGENDA

- (a) Approving various land uses in the Bayview Plaza Commercial Center on the parcel located within the block bounded by Third and Newhall Streets and Evans and Galves Avenues; India Basin Industrial Park. (Resolution No. 32-90)
- (b) Authorizing a First Amendment which increases the amount payable by \$20,000 to a reuse appraisal services contract with Hibbitts Consulting, Inc.; All Approved Redevelopment Project Areas. (Resolution No. 33-90)
- (c) Authorizing a Contract for acquisition appraisal services with Yovino-Young, Inc. in an amount not to exceed \$20,000. (Resolution No. 34-90)

- (d) Authorizing a Contract for Reuse Appraisal Services with Yovino-Young, Inc. in an amount not to exceed \$20,000. (Resolution No. 35-90)
- (e) Authorizing an Extension of Exclusive Negotiations with the Bush Street Synagogue Cultural Center for the purchase and rehabilitation of a parcel located at the southeasterly corner of Bush and Laguna Streets and for the purchase and rehabilitation of 1881 Bush Street; Western Addition A-2. (Resolution No. 36-90)

Action taken: \_\_\_\_\_

REGULAR AGENDA

- (f) Rejecting all bids received for Contract IV-Pier 36 Substructure repairs; Rincon Point-South Beach. (Resolution No. 37-90)

Action taken: \_\_\_\_\_

- (g) Authorizing an Incentive Payment of \$25,000 to move the Pier 42 Bulkhead Building from the Rincon Point-South Beach Redevelopment Project Area. (Resolution No. 38-90)

Action taken: \_\_\_\_\_

- (h) Authorizing a Seventh Amendment to Legal Services Agreement with Erickson, Beasley & Hewitt which increases the maximum amount payable by \$50,000, expands the scope of services, and makes certain other changes; Rincon Point-South Beach. (Resolution No. 39-90)

Action taken: \_\_\_\_\_

- (i) Authorizing a Ninth Amendment to the Agreement for Legal Services with the law firm of Shute, Mihaly & Weinberger which expands the scope of services and increases the maximum hourly rates payable. (Resolution No. 40-90)

Action taken: \_\_\_\_\_

- (j) Approving a preferred alternative Retail/Amusement Recreation and Entertainment Program for Central Block 2 and Central Block 3; Yerba Buena Center. (Resolution No. 41-90)

Action taken: \_\_\_\_\_

- (k) Conditionally approving a revised conceptual design scheme for the Esplanade; Yerba Buena Center. (Resolution No. 42-90)

Action taken: \_\_\_\_\_

(1) Workshop on Economic Development.

THE ECONOMIC DEVELOPMENT WORKSHOP WILL BE CONTINUED TO  
FEBRUARY 27, 1990 AT 1:30 P.M., 939 ELLIS STREET, 7TH FLOOR  
CONFERENCE ROOM.

7. Matters not appearing on Agenda
8. Persons wishing to address the Members on Non-Agenda, but Agency related Matters
9. Closed Session Matters: There will be three separate closed sessions, each pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. The properties locations and entities the Agency may negotiate with are: (a) the southwest portion of the block bounded by Brannan, Colin P. Kelley and First Streets, Rincon Point-South Beach with Reliance Development Group; (b) Central Block 2, Central Block 3 and East Block 2 in the Yerba Buena Gardens of Yerba Buena Center with YBG Associates; (c) There will be a closed session on personnel.
10. Adjournment



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REDEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

REGULAR MEETING -- 4:00 P.M., FEBRUARY 27, 1990

A G E N D A

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1. Recognition of a Quorum
2. Approval of Minutes
3. Report of the President
4. Report of the Executive Director - Yerba Buena Center Cultural Board Fund Raising Report
5. Matters of Unfinished Business

- (a) Approving a proposed Budget for the period July 1, 1990 - June 30, 1991 and authorizing the Executive Director to submit it to the Mayor and to the Board of Supervisors of the City and County of San Francisco. (Resolution No. 31-90)

Action taken: \_\_\_\_\_

- (b) Authorizing execution of an Agreement for Disposition of Land for private development and other conveyance instruments in connection with the purchase and development of a parcel located at the westerly corner of LaSalle and Newcomb Avenues by GSI Holdings; Hunters Point. (Resolution No. 20-90) (STAFF WILL RECOMMEND THIS ITEM BE CONTINUED)

Action taken: \_\_\_\_\_

6. Matters of New Business

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

CONSENT AGENDA

- (a) Authorizing a Second Amendment which expands the Scope of Services and increases the amount payable by \$11,000 under the Agreement for Professional Services with Environmental Science Associates, Inc., in connection with the preparation of an Environmental Impact Report for the Fisherman's Wharf Development Program. (Resolution No. 43-90)
- (b) Authorizing extension of Exclusive Negotiations with Griffin/Related Properties-I for the purchase and development of a parcel located at the northeast corner of Third and Mission Streets; Yerba Buena Center. (Resolution No. 44-90)

- (c) Authorizing a Conditional Grant Agreement with Delancey Street Foundation regarding Site J; Rincon Point-South Beach. (Resolution No. 45-90)
- (d) Adopting a form of resolution necessary to apply for and receive State Disaster relief funds (earthquake related). (Resolution No. 46-90)

Action taken: \_\_\_\_\_

- (e) Approving proposed form of Amendments to the Amended and Restated Reimbursement Agreement related to the Agency's Yerba Buena Center Redevelopment Project Liquidity Facility Revenue Bonds, Series 1983; Yerba Buena Center. (Resolution No. 47-90)

Action taken: \_\_\_\_\_

REGULAR AGENDA

- (f) Authorizing the hiring of Public Financial Management, Inc. and Charles A. Bell Associates as Financial Advisors for a Bond Issue to refinance the Lease Revenue Bonds Series 1979 (George R. Moscone Convention Center); Yerba Buena Center. (Resolution No. 48-90)

Action taken: \_\_\_\_\_

- 7. Matters not appearing on Agenda
- 8. Persons wishing to address the Members on Non-Agenda, but Agency related Matters
- 9. Closed Session Matters
- 10. Adjournment

REDEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

REGULAR MEETING -- 4:00 P.M., MARCH 6, 1990

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON FRIDAY, MARCH 2, 1990, AND IT WILL ALSO BE POSTED ON THE FRONT DOOR OF 939 ELLIS STREET AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 771-8800, EXTENSION 410.

- 1) Authorizing a First Amendment which increases the amount payable thereunder by \$25,000 to the personal services contract with Economic Research Associates for economic urban land consulting services; Yerba Buena Center.
- 2) Authorizing a Fourth Amendment, which increases the amount payable by \$45,000 and makes other changes to the Architecture Agreement with Mitchell/Giurgola Architects.
- 3) Workshop for consideration of an Inclusionary Housing Policy to be adopted for new residential developments in Redevelopment Project Areas.
- 4) Authorizing renewal of memberships in the Community Redevelopment Agency Association (CRAA) and the National Association of Housing and Redevelopment Officials (NAHRO)
- 5) Authorizing a contract in the amount of \$8,075 for fair housing services with Operation Sentinel and discussion of an Affirmative Marketing Program.
- 6) Authorizing an extension of Exclusive Negotiations with Robert Upton and Berri McBride, acting as general partners for Summit Partners, for the development of a parcel located at the southwesterly corner of Hudson Avenue and Whitney Young Circle; Hunters Point.
- 7) Authorizing an extension to the amended Interim Funding Agreement for 60 days with the Operating Board for the Yerba Buena Gardens Cultural Center; Yerba Buena Center.
- 8) Workshop for consideration of the Agreement for Operation of Cultural Facilities for Yerba Buena Gardens Cultural Center; Yerba Buena Center.
- 9) Closed Sessions: There will be two separate closed sessions, each pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. The properties locations and entities the Agency may negotiate with are: (a) Central Block 2, Central Block 3 and East Block 2, in the Yerba Buena Gardens of Yerba Buena Center with YBG Associates; (b) 695 Bryant Street with Michael Strunsky; (c) There will be a closed session on personnel.

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Prepared and mailed March 1, 1990



REDEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

REGULAR MEETING -- 4:00 P.M., MARCH 6, 1990

DOCUMENTS DEPT.

MAR 5 1990

SAN FRANCISCO  
PUBLIC LIBRARY

A G E N D A

1. Recognition of a Quorum
2. Approval of Minutes - Regular Meeting: January 30, 1990  
Closed Sessions: January 9, 16 and 23, 1990  
Special Meetings: January 9 and 16, 1990
3. Report of the President
4. Report of the Executive Director
5. Matters of Unfinished Business
6. Matters of New Business

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

CONSENT AGENDA

- (a) Authorizing an Amendment which increases the amount payable by \$25,000 to the Personal Services Contract with Economic Research Associates for Economic Urban Land Consulting Services; Yerba Buena Center. (Resolution No. 49-90)
- (b) Approving payment of the Agency's Annual Dues in the amount of \$1,405 for membership in the National Association of Housing and Redevelopment Officials (NAHRO). (Resolution No. 50-90)
- (c) Approving payment of Annual Dues in the amount of \$2,025 for membership in the Community Redevelopment Agencies Association (CRA). (Resolution No. 51-90)
- (d) Authorizing an extension of Exclusive Negotiations with Robert Upton and Berri McBride, acting as General Partners for Summit Partners, for the development of a parcel located at the southwesterly corner of Hudson Avenue and Whitney Young Circle; Hunters Point. (Resolution No. 52-90)
- (e) Authorizing an Amendment to the Interim Funding Agreement for 60 days with the Operating Board for the Yerba Buena Gardens Cultural Center; Yerba Buena Center. (Resolution No. 53-90)

Action taken: \_\_\_\_\_

OVER

REGULAR AGENDA

- (f) Authorizing a Fourth Amendment, which increases the amount payable by \$48,500 and makes other changes to the Architecture Agreement with Mitchell-Giurgola Architects, Philadelphia; Yerba Buena Center. (Resolution No. 54-90)

Action taken: \_\_\_\_\_

- (g) Authorizing a contract with Operation Sentinel for fair housing services in the amount of \$8,075. (Resolution No. 55-90)

Action taken: \_\_\_\_\_

- (h) Workshop for consideration of an Inclusionary Housing Policy to be adopted for new residential developments in Redevelopment Project Areas.

THE WORKSHOP FOR CONSIDERATION OF AN INCLUSIONARY HOUSING POLICY

WILL BE CONTINUED TO MARCH 13, 1990.

- (i) Workshop for consideration of the Agreement for Operation of Cultural Facilities for Yerba Buena Gardens Cultural Center; Yerba Buena Center.

7. Matters not appearing on Agenda

8. Persons wishing to address the Members on Non-Agenda, but Agency related Matters

9. Closed Sessions: There will be two separate closed sessions, each pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. The properties locations and entities the Agency may negotiate with are: (a) Central Block 2, Central Block 3 and East Block 2, in the Yerba Buena Gardens of Yerba Buena Center with YBG Associates; (b) 695 Bryant Street with Michael Strunsky; (c) There will be a closed session on personnel.

10. Adjournment

REDEVELOPMENT AGENCY

DOCUMENTS DEPT.

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

MAR 6 1990

SAN FRANCISCO  
PUBLIC LIBRARY

REGULAR MEETING -- 4:00 P.M., MARCH 13, 1990

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON FRIDAY, MARCH 9, 1990, AND IT WILL ALSO BE POSTED ON THE FRONT DOOR OF 939 ELLIS STREET AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 771-8800, EXTENSION 410.

- 1) Public Hearing and authorizing a Land Disposition Agreement for private development and other conveyance instruments with GSI Holdings, in connection with the purchase and development of a parcel located at the westerly corner of LaSalle and Newcomb Avenues; Hunters Point.
- 2) Request to be heard by Fourth & Harrison Associates, Inc. in connection with the parcel located at the northeasterly corner of 4th and Harrison Streets; Yerba Buena Center.
- 3) Workshop to discuss proposed Request for Qualifications for Pier 40; Rincon Point-South Beach. (Subject to obtaining a Joint Meeting with the Port Commission).
- 4) Authorizing a Common Area Maintenance Agreement for certain parcels in the Fillmore Center; Western Addition A-2.
- 5) Workshop for consideration of an Inclusionary Housing Policy to be adopted for new residential developments in Redevelopment Project Areas.
- 6) Authorizing a Third Amendment to the Personal Services Contract with Wes Willoughby.
- 7) Workshop on YBG Associates program submittal for Central Block 2 and Central Block 3; Yerba Buena Center.
- 8) Workshop on the 5th and Mission Streets garage design; Yerba Buena Center.
- 9) Authorizing an Agreement for Operation of Cultural Facilities for the Yerba Buena Gardens Cultural Center; Yerba Buena Center.

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Prepared and mailed March 5, 1990



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REDEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

REGULAR MEETING -- 4:00 P.M., MARCH 13, 1990

A G E N D A

1. Recognition of a Quorum
2. Approval of Minutes - Closed Session; January 30, 1990
3. Report of the President
4. Report of the Executive Director
5. Matters of Unfinished Business

DOCUMENTS DEPT.

MAR 13 1990

SAN FRANCISCO  
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- (a) Public Hearing to hear all persons interested in a Land Disposition Agreement for private development with GSI Holdings for the parcel located at the westerly corner of LaSalle and Newcomb Avenues; Hunters Point

Authorizing a Land Disposition Agreement for private development and other conveyance instruments in connection with the purchase and development of a parcel located at the westerly corner of LaSalle and Newcomb Avenues with GSI Holdings; Hunters Point. (Resolution No. 20-90)

Action taken: \_\_\_\_\_

6. Matters of New Business

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing a Common Area Maintenance Agreement with Safeway Stores, Western Commercial Partnership I and II for certain parcels bounded by Ellis, Webster and Fillmore Streets and Geary Boulevard; Western Addition A-2. (Resolution No. 56-90)
- (b) Authorizing a Third Amendment to the Personal Services Contract with Wes Willoughby. (Resolution No. 57-90)
- (c) Authorizing certain Amendments to Appendix A, Designated Employees of the Agency's Conflict of Interest Code. (Resolution No. 58-90)

Action taken: \_\_\_\_\_

OVER

REGULAR AGENDA

- (d) Commending and Expressing Appreciation to Charlotte Berk for her service upon the occasion of her departure as a Commissioner of the Redevelopment Agency of the City and County of San Francisco. (Resolution No. 59-90)

Action taken: \_\_\_\_\_

- (e) Authorizing an Agreement for Operation of Cultural Facilities for the Yerba Buena Gardens Cultural Center; Yerba Buena Center. (Resolution No. 60-90)

Action taken: \_\_\_\_\_

- (f) Presentation by Fourth & Harrison Associates, Inc. in connection with the parcel located at the northeasterly corner of 4th and Harrison Street; Yerba Buena Center.

- (g) Workshop for consideration of an Inclusionary Housing Policy to be adopted for new residential developments in Redevelopment Project Areas.

- (h) Workshop on the 5th and Mission Streets garage design; Yerba Buena Center.

- (i) Workshop on YBG Associates program submittal for Central Block 2 and Central Block 3; Yerba Buena Center.

7. Matters not appearing on Agenda

8. Persons wishing to address the Members on Non-Agenda, but Agency related Matters

9. Closed Sessions: There will be three closed sessions, each pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. The properties locations and entities the Agency may negotiate with are: (a) southeast corner of Fillmore and Eddy Streets in the Western Addition A-2, with Fillmore Center Associates/West Bay Community Center; (b) Central Block 2, Central Block 3 and East Block 2, in the Yerba Buena Gardens of Yerba Buena Center with YBG Associates; (c) southwest corner of Brannan and First Streets, Rincon Point-South Beach with Reliance Development Group; and (d) There will be a closed session on personnel.

10. Adjournment

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= REDEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

DOCUMENTS DEPT.

MAR 13 1990

REGULAR MEETING -- 4:00 P.M., MARCH 20, 1990

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TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON FRIDAY, MARCH 16, 1990, AND IT WILL ALSO BE POSTED ON THE FRONT DOOR OF 939 ELLIS STREET AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 771-8800, EXTENSION 410.

- 
- 1) Awarding Demolition and Site Clearance Contract No. 84 to Cleveland Wrecking Company in the amount of \$38,615 for demolition of the structure at 1714-18 Laguna Street; Western Addition A-2.
  - 2) Authorizing rental agreement with Tutor-Saliba Corporation for use of Agency-owned property at the Southeast corner of Third and Mission Streets for construction related activities; Yerba Buena Center.
  - 3) Authorizing a Contract for space planning services with Robinson, Mills and Williams.
  - 4) Adopting an Inclusionary Housing Policy for new residential developments in Redevelopment Project Areas.
  - 5) Authorizing the Executive Director to respond to the YBG Associates program for Central Block 2 and Central Block 3; Yerba Buena Center.
  - 6) Workshop to discuss proposed Request for Proposals for Site F-1, located at the corner of First and Bryant Streets; Rincon Point-South Beach.
  - 7) Directors Report: (a) Response to Tollie Green's request of March 6, 1990; (b) other.
  - 8) Closed Sessions: There will be two closed sessions, each pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. The properties locations and entities the Agency may negotiate with are: (a) 695 Bryant Street with Michael Strunsky; (b) Central Block 2, Central Block 3 and East Block 2, in the Yerba Buena Gardens of Yerba Buena Center with YBG Associates; (c) There will be a closed session on personnel.

OVER

\*\*\*\*\* N O T E \*\*\*\*\*

The Agency quarterly produces a "Forward Calendar" which lists tentative agenda dates for major items to be discussed or acted upon by the Commission. If you would like to find out the tentative date for discussion or action on a major item, please call Patricia Nacey at 771-8800, ext. 411.

You may also request a copy of the "Forward Calendar" by calling Patricia Nacey, at the same number. However, please be advised that tentative dates are subject to change, and frequently do change. Thus, it is best to call to verify when a particular item is scheduled.

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Prepared and mailed March 12, 1990

REDEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

REGULAR MEETING -- 4:00 P.M., MARCH 20, 1990

A G E N D A

1. Recognition of a Quorum
2. Approval of Minutes
3. Report of the President
4. Report of the Executive Director
5. Matters of Unfinished Business

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MAR 19 1990  
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- (a) Authorizing an Agreement for Operation of Cultural Facilities for the Yerba Buena Gardens Cultural Center; Yerba Buena Center. (Resolution No. 60-90) (STAFF WILL RECOMMEND THIS ITEM BE CONTINUED FOR ONE WEEK)

Action taken: \_\_\_\_\_

6. Matters of New Business

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Awarding Demolition and Site Clearance Contract No. 84 for the demolition and site clearance of 1714-18 Laguna Street, to Cleveland Wrecking Company in the amount of \$38,615; Western Addition A-2. (Resolution No. 61-90)
- (b) Authorizing entering into a Rental Agreement on a month-to-month rental rate of \$6,170.00 with Tutor-Saliba Corporation for the use of Agency-owned property at the southeast corner of Third and Mission Streets for construction related activities; Yerba Buena Center. (Resolution No. 62-90)
- (c) Authorizing a Contract for space planning services with Robinson, Mills and Williams. (Resolution No. 63-90)

Action taken: \_\_\_\_\_

OVER

REGULAR AGENDA

- (d) Accepting the report of the Executive Director on the resolution of the Program for Central Block 2 and Central Block 3; Yerba Buena Center. (Resolution No. 64-90)

Action taken: \_\_\_\_\_

- (e) Authorizing the Refund of the Security Deposit in the amount of \$168,000 to Fourth & Harrison Associates, Inc. in connection with the parcel located at the northeast corner of 4th and Harrison Streets; Yerba Buena Center. (Resolution No. 65-90)

Action taken: \_\_\_\_\_

- (f) Authorizing immediate execution of an Agreement for the Disposition of Land for private development and other conveyance instruments in connection with the purchase and development of the parcel located at the westerly corner of LaSalle and Newcomb Avenues with GSI Holdings; Hunters Point. (Resolution No. 66-90)

Action taken: \_\_\_\_\_

- (g) Workshop to consider the issuance of a Request for Qualifications to prospective developers for the development of a parcel located at the northeast corner of Fourth and Harrison Streets; Yerba Buena Center.

- (h) Report on Tollie Green's allegations of March 6, 1990.

7. Matters not appearing on Agenda

8. Persons wishing to address the Members on Non-Agenda, but Agency related Matters

9. Closed Sessions: There will be two closed sessions, each pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. The properties locations and entities the Agency may negotiate with are: (a) 695 Bryant Street with Michael Strunsky; (b) Central Block 2, Central Block 3 and East Block 2 in the Yerba Buena Gardens of Yerba Buena Center with YBG Associates; (c) there will will be a closed session on personnel.

10. Adjournment

REDEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

REGULAR MEETING -- 4:00 P.M., MARCH 27, 1990

A G E N D A

1. Recognition of a Quorum
2. Approval of Minutes
3. Report of the President
4. Report of the Executive Director
5. Matters of Unfinished Business

DOCUMENTS DEPT.

MAR 28 1990

SAN FRANCISCO  
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- (a) Authorizing an Agreement for Operation of Cultural Facilities for the Yerba Buena Gardens Cultural Center; Yerba Buena Center. (Resolution No. 60-90)

Action taken: \_\_\_\_\_

- (b) Authorizing a Contract for space planning services with Robinson, Mills and Williams. (Resolution No. 63-90)

Action taken: \_\_\_\_\_

6. Matters of New Business

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing execution of a First Amendment to Personal Services Contract with Leo E. Borregard in an amount not to exceed \$33,500; All Redevelopment Project Areas. (Resolution No. 67-90)
- (b) Authorizing execution of Personal Services Contract in an amount not to exceed \$5,000 with the law firm of Cassidy & Verges (Robin Paige Donoghue). (Resolution No. 68-90)
- (c) Authorizing a Second Ammendatory Agreement (which revises the Schedule of Performance) to the Agreement for Disposition of Land and Improvements for Private Rehabilitation with Chong Wong, Lee Nguey How Huey, Matthew Huey, and Hannah Chiu Huey, in connection with the purchase and rehabilitation of 1905-07 O'Farrell Street; Western Addition A-2. (Resolution No. 69-90)

OVER

New Business (cont'd)

- (d) Authorizing a First Amendatory Agreement which revises the performance dates of the Agreement for Disposition of Land for Private Development with Fillmore Renaissance Associates, L.P., for the parcel located at the northeast corner of Fillmore and Eddy Streets; Western Addition A-2. (Resolution No. 70-90)
- (e) Authorizing Foreclosure Action to recover Special Tax on Parcel 3793-1 (Site "L") Community Facilities District No. 1; Rincon Point-South Beach. (Resolution No. 71-90)
- (f) Authorizing extension of the Memorandum of Agreement with United Public Employees, Local 790. (Resolution No. 72-90)
- (g) Authorizing extension of the Memorandum of Agreement with the International Federation of Professional and Technical Engineers, Local 21. (Resolution No. 73-90)

Action taken: \_\_\_\_\_

REGULAR AGENDA

- (h) Authorizing the issuance of a Request for Proposals for the purchase and development of the parcel located at the northeast corner of Fourth and Harrison Streets; Yerba Buena Center. (Resolution No. 74-90)

Action taken: \_\_\_\_\_

- (i) Approving an Amendment to the proposed Budget which increases the amount by \$265,000 for the period July 1, 1990 - June 30, 1991 and authorizing the Executive Director to submit it to the Mayor and the Board of Supervisors of the City and County of San Francisco; Fisherman's Wharf. (Resolution No. 75-90)

Action taken: \_\_\_\_\_

- (j) Approving an Amendment to the proposed Budget which increases the amount by \$6.2 million for the period July 1, 1990 - June 30, 1991 and authorizing the Executive Director to submit it to the Mayor and the Board of Supervisors of the City and County of San Francisco; South Bayshore. (Resolution No. 76-90)

Action taken: \_\_\_\_\_

- (k) Authorizing the Executive Director to expend up to \$32,500 to purchase computers and related equipment and staff training. (Resolution No. 77-90)

Action taken: \_\_\_\_\_

- (l) Commemorating Community Development Week within the City and County of San Francisco, April 7-14, 1990. (Resolution No. 78-90)

Action taken: \_\_\_\_\_

New Business (cont'd)

- (m) Workshop to discuss Marketing Approach for a parcel located at the southwesterly corner of First and Bryant Streets; Rincon Point-South Beach.

- 7. Matters not appearing on Agenda
- 8. Persons wishing to address the Members on Non-Agenda, but Agency related Matters
- 9. Closed Sessions: There will be two closed sessions, each pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. The properties locations and entities the Agency may negotiate with are: (a) northeast corner of Third and Mission Streets, Yerba Buena Center with Griffin Related Properties I; (b) east side of Third between Hunt and Masset Place in Yerba Buena Center with San Francisco Museum of Modern Art.
- 10. Adjournment



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= REDEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

DOCUMENTS DEPT.

MAR 28 1990

SAN FRANCISCO  
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REGULAR MEETING -- 4:00 P.M., APRIL 3, 1990

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON FRIDAY, MARCH 30, 1990, AND IT WILL ALSO BE POSTED ON THE FRONT DOOR OF 939 ELLIS STREET AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 771-8800, EXTENSION 410.

- 
- 1) Authorizing extension of Exclusive Negotiations with BRIDGE for the development of housing on Site K located on the block bounded by The Embarcadero, King & Townsend Streets; Rincon Point-South Beach.
  - 2) Workshop on proposal by Trammel Crow for development of Site L (generally bounded by Second, King and Townsend Streets); Rincon Point-South Beach.
  - 3) Amending City's Emergency Earthquake Loan Program and Criteria to establish a Phase II Earthquake Recovery Loan Program with the Mayor's Office of Business and Economic Development (MOBED).
  - 4) Authorizing Rental Agreement with Tutor-Saliba Corporation for use of Agency-owned property at the northeast corner of Fourth and Howard Streets for construction related activities; Yerba Buena Center.
  - 5) Authorizing a lease with an option to purchase the property at 695 Bryant Street.
  - 6) Authorizing an Amendment to the Land Disposition Agreement with Morgan Equipment Co., Inc. in connection with the parcel located on the northeast corner of Third and Evans Street; India Basin Industrial Park.

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Prepared and mailed March 26, 1990



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#3  
1/3/90

REDEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

REGULAR MEETING -- 4:00 P.M., APRIL 3, 1990

A G E N D A

1. Recognition of a Quorum
2. Approval of Minutes - Regular Meeting, February 6, 1990
3. Report of the President
4. Report of the Executive Director
5. Matters of Unfinished Business

- (a) Approving an Amendment to the Proposed Budget which increases the amount by \$265,000 for the period July 1, 1990 - June 30, 1991 and authorizing the Executive Director to submit it to the Mayor and the Board of Supervisors of the City and County of San Francisco; Fisherman's Wharf. (Resolution No. 75-90)

Action taken: \_\_\_\_\_

- (b) Approving an Amendment to the Proposed Budget which increases the amount by \$6.2 million for the period July 1, 1990 - June 30, 1991 and authorizing the Executive Director to submit it to the Mayor and the Board of Supervisors of the City and County of San Francisco; South Bayshore. (Resolution No. 76-90)

Action taken: \_\_\_\_\_

6. Matters of New Business

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing further extension of Exclusive Negotiations with BRIDGE Housing Corporation in connection with the development of Site K located at the intersection of The Embarcadero, King and Townsend Streets; Rincon Point-South Beach. (Resolution No. 79-90)

OVER

New Business (cont'd)

- (b) Authorizing the Executive Director to enter into a Rental Agreement with Tutor-Saliba Corporation for use of Agency-owned property adjacent to the Moscone Expansion Construction Site on Howard Street between Third and Fourth Streets for construction related activities; Yerba Buena Center. (Resolution No. 80-90)

Action taken: \_\_\_\_\_

REGULAR AGENDA

- (c) Amending the City's Emergency Earthquake Loan Program and criteria to establish a Phase II Earthquake Loan Program with the Mayor's Office of Business and Economic Development. (Resolution No. 81-90)

Action taken: \_\_\_\_\_

- (d) Authorizing the Executive Director to execute a Letter of Intent Agreement with Michael S. Strunsky for a Lease and Option to purchase the property at 695 Bryant Street. (Resolution No. 82-90)

Action taken: \_\_\_\_\_

- (e) Workshop on Proposed Development by Trammel Crow Company on Site L; Rincon Point-South Beach.

7. Matters not appearing on Agenda

8. Persons wishing to address the Members on Non-Agenda, but Agency related Matters

9. Closed Sessions: There will be three closed sessions, each pursuant to Government Code Section 5496.8 to instruct the Agency's real property negotiator. The properties locations and entities the Agency may negotiate with are: (a) northeast corner of Third and Mission Streets, Yerba Buena Center with Griffin Related Properties I; (b) east side of Third between Hunt and Masset Place in Yerba Buena Center with San Francisco Museum of Modern Art; (c) southeast corner of Fillmore and Eddy Streets in the Western Addition A-2 with Fillmore Center Associates/West Bay Community Center; (d) Personnel.

10. Adjournment

REDEVELOPMENT AGENCY

DOCUMENTS DEPT.

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

APR 10 1990

SAN FRANCISCO  
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REGULAR MEETING -- 4:00 P.M., APRIL 10, 1990

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON FRIDAY, APRIL 6, 1990, AND IT WILL ALSO BE POSTED ON THE FRONT DOOR OF 939 ELLIS STREET AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 771-8800, EXTENSION 410.

- 1) Authorizing an Amendment to the Land Disposition Agreement with Future Perfect, Inc. for 62 unit affordable housing development on site located westerly of Keith Street at Project boundary; Hunters Point.
- 2) Authorizing an Amendment to the Land Disposition Agreement with Progress Seven, Inc. for 15 unit affordable housing development on site located at the northwesterly corner of Whitney Young Circle and Newcomb Avenue; Hunters Point.
- 3) Authorizing an extension of Exclusive Negotiations with Summit Partners for the development of a parcel located at the westerly corner of Whitney Young Circle and Hudson Avenue; Hunters Point.
- 4) Authorizing execution of a contract for telephone consulting services.
- 5) Authorizing the adoption of a Housing Participation Policy (inclusionary Housing requirements) for new residential developments located in Redevelopment Project Areas.
- 6) Closed Session: There will be a closed session pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. The property is located in Central Block 2, Central Block 3 and East Block 2, in the Yerba Buena Gardens of Yerba Buena Center. The persons or person with whom the Agency negotiator may negotiate with is YBG Associates.

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Prepared and mailed April 2, 1990



REDEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

REGULAR MEETING -- 4:00 P.M., APRIL 10, 1990

A G E N D A

DOCUMENTS DEPT.

APR 6 1990

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PUBLIC LIBRARY

1. Recognition of a Quorum
2. Approval of Minutes - Regular Meeting, February 20, 1990
3. Report of the President
4. Report of the Executive Director
5. Matters of Unfinished Business

- (a) Approving an Amendment to the proposed Budget which increases the amount by \$265,000 for the period July 1, 1990 - June 30, 1991 and authorizing the Executive Director to submit it to the Mayor and the Board of Supervisors of the City and County of San Francisco; Fisherman's Wharf. (Resolution No. 75-90)

Action taken: \_\_\_\_\_

6. Matters of New Business

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing a First Amendatory Agreement which revises the schedule of performance and the affordability language to the Agreement for Disposition of Land for Private Development with Future Perfect, Inc. in connection with the purchase and development of the parcel located at the westerly side of Keith Street at the Project Boundary; Hunters Point. (Resolution No. 83-90)
  - (b) Authorizing a First Amendatory Agreement which revises the schedule of performance and the affordability language to the Agreement for Disposition of Land for private development with Progress Seven, Inc., in connection with the purchase and development of the parcel located at the northerly corner of Newcomb Avenue and Whitney Young Circle; Hunters Point. (Resolution No. 84-90)

Action taken: \_\_\_\_\_

OVER

REGULAR AGENDA

- (c) Authorizing the Adoption of a Housing Participation Policy for new residential developments located in Redevelopment Project Areas. (Resolution No. 85-90)

Action taken: \_\_\_\_\_

- (d) Authorizing a Contract in an amount not to exceed \$30,000 with Young Community Developers, Inc. for construction employment services; Hunters Point. (Resolution No. 86-90)

Action taken: \_\_\_\_\_

7. Matters not appearing on Agenda
8. Persons wishing to address the Members on Non-Agenda, but Agency related Matters
9. Closed Sessions: There will be three closed sessions pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. The property locations and entities the Agency may negotiate with are (a) Central Block 2, Central Block 3 and East Block 2, in the Yerba Buena Gardens of Yerba Buena Center with YBG Associates; east side of Third between Hunt and Masset Place in Yerba Buena Center with San Francisco Museum of Modern Art; and (c) northeast corner of Polk and Geary Streets with Bernard Osher and Irving Rabin.
10. Adjournment

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= REDEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

DOCUMENTS DEPT.

APR 19 1990

SAN FRANCISCO  
PUBLIC LIBRARY

REGULAR MEETING -- 4:00 P.M., APRIL 17, 1990

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON FRIDAY, APRIL 13, 1990, AND IT WILL ALSO BE POSTED ON THE FRONT DOOR OF 939 ELLIS STREET AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 771-8800, EXTENSION 410.

- 1) Authorizing a Tenth Amendment to the Agreement for Legal Services with McCutchen, Doyle, Brown & Enersen which increases the amount payable by \$150,000; All Redevelopment Project Areas.
- 2) Authorizing an Amendment to the Agreement with Maria C. Donat in connection with the rehabilitation of the property at 1030 Broderick Street; Western Addition A-02.
- 3) Authorizing a Ninth Amendatory Agreement which revises the schedule of performance for the Community Center Building to the Agreement for Disposition of Land for Private Development with Fillmore Center Associates for parcels located between Geary Boulevard, Fillmore, Steiner and Turk Streets; Western Addition A-2.
- 4) Authorizing an Agreement with Fillmore Center Associates and West Bay Local Development Corporation for construction of an approximately 20,000 square foot community center building at the southeast corner of Fillmore and Turk Streets; Western Addition A-2.
- 5) Authorizing execution of a personal services contract for telephone consulting services.
- 6) Workshop on Esplanade Conceptual Revisions; Yerba Buena Center.
- 7) Closed Sessions: There will be four closed sessions, each pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. The properties locations and entities the Agency may negotiate with are: (a) Central Block 2, Central Block 3 and East Block 2, in the Yerba Buena Gardens of Yerba Buena Center with YBG Associates; (b) northeast corner of Third and Mission Streets, Yerba Buena Center with Griffin Related Properties I; (c) east side of Third between Hunt and Masset Place in Yerba Buena Center with San Francisco Museum of Modern Art; (d) Threatened Litigation, 695 Bryant Street.

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Prepared and mailed April 9, 1990



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REDEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

REGULAR MEETING -- 4:00 P.M., APRIL 17, 1990

A G E N D A

DOCUMENTS DEPT.

APR 13 1990

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1. Recognition of a Quorum
2. Approval of Minutes
3. Report of the President
4. Report of the Executive Director
5. Matters of Unfinished Business
6. Matters of New Business

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

CONSENT AGENDA

- (a) Authorizing execution of a Personal Services Contract with Jackson Associates in an amount of \$8,000 for telephone consulting services. (Resolution No. 87-90).
- (b) Authorizing a First Amendatory Agreement to the Agreement for Disposition of Land and Improvements for Private Housing Rehabilitation with Maria C. Donat in connection with the rehabilitation of the property at 1030 Broderick Street; Western Addition A-2. (Resolution No. 88-90)
- (c) Authorizing Ninth Amendatory Agreement, which revises the schedule of performance to the Community Center Building, to the Agreement for Disposition of Land for Private Development with Fillmore Center Associates for parcels located between Geary Boulevard, Fillmore, Steiner and Turk Streets; Western Addition A-2. (Resolution No. 89-90)

Action taken: \_\_\_\_\_

Over...



New Business (Continued)

REGULAR AGENDA

- (d) Authorizing an Agreement with Fillmore Center Associates and West Bay Local Development Corporation for construction of an approximately 20,000 square foot Community Center Building at the southeast corner of Fillmore and Turk Streets; Western Addition A-2. (Resolution 90-90)

Action taken: \_\_\_\_\_

- (e) Authorizing a Small Business Loan to Myron Bishop (dba: Myron & Gail Bishop Sportswear) in Bayview Plaza; India Basin Industrial Park. (Resolution No. 91-90)

Action taken: \_\_\_\_\_

- (f) Authorizing a Tenth Amendment to the Agreement for Legal Services with McCutchen, Doyle, Brown & Enersen which increases the amount payable by \$100,000; All Redevelopment Project Areas. (Resolution No. 92-90)

Action taken: \_\_\_\_\_

7. Matters not appearing on Agenda

8. Persons wishing to address the Members on Non-Agenda, but Agency related Matters

9. Closed Sessions: There will be three closed sessions, each pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. The properties locations and entities the Agency may negotiate with are: (a) Central Block 2, Central Block 3 and East Block 2, in the Yerba Buena Gardens of Yerba Buena Center with YBG Associates; (b) northeast corner of Third and Mission Streets, Yerba Buena Center with Griffin Related Properties I; (c) East side of Third between Hunt and Masset Place in Yerba Buena Center with San Francisco Museum of Modern Art. There will also be a closed session pursuant to Government Code Section 54956.9 regarding threatened litigation, 695 Bryant Street.

10. Adjournment



REDEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

REGULAR MEETING -- 4:00 P.M., APRIL 24, 1990

A G E N D A

1. Recognition of a Quorum
2. Approval of Minutes - Closed Sessions - February 6, February 13, and February 20, 1990
3. Report of the President
4. Report of the Executive Director
5. Matters of Unfinished Business

DOCUMENTS DEPT.

APR 19 1990

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- (a) Authorizing a contract in an amount not to exceed \$30,000 with Young Community Developers, Inc. for construction employment services; Hunters Point. (Resolution No. 86-90)

Action taken: \_\_\_\_\_

6. Matters of New Business

- (a) Workshop on Affirmative Hiring and Minority and Woman Business Enterprise contracting in Land Disposition Agreements and Owner Participation Agreements.
- (b) Approving the Expenditure of funds from the San Francisco Low and Moderate Income Housing Fund and authorizing the execution of the Lease and Purchase Option for a building at 695 Bryant Street. (Resolution No. 93-90)

Action taken: \_\_\_\_\_

- (c) Approving a Budget Amendment to provide funds for monthly lease payments for 695 Bryant Street (Citywide Housing Program). (Resolution No. 94-90)

Action taken: \_\_\_\_\_

- (d) Authorizing Exclusive Negotiations with Housing Conservation and Development Corporation and John P. Hunter for the development of the Hunters Point School II Site located at the corner of Kiska Road and Ingalls Street; Hunters Point. (Resolution No. 95-90)

Action taken: \_\_\_\_\_

OVER

New Business (cont'd)

- (e) Authorizing continuing extension of Exclusive Negotiations with The Fillmore Market Place Associates for the parcel located on the northwest corner of Webster and Eddy Streets; Western Addition A-2. (Resolution No. 96-90)

Action taken: \_\_\_\_\_

- (f) Authorizing the Executive Director to expend up to \$250,000 to purchase a new Mainframe Computer for the Agency. (Resolution No. 97-90)

Action taken: \_\_\_\_\_

- (g) Workshop on Esplanade Conceptual Design; Yerba Buena Center.

7. Matters not appearing on Agenda

8. Persons wishing to address the Members on Non-Agenda, but Agency related Matters

9. Closed Session Matters: (a) Litigation, pursuant to Government Code Section 54956.9(a); Gregory Wallace vs. San Francisco Redevelopment Agency, San Francisco Municipal Court No. 032424; (b) threatened litigation, by Dr. Vince Deocampo, pursuant to Government Code Section 54956.9(b)(1); (c) Instructions to Agency negotiators on terms of real property transactions pursuant to Government Code Section 54956.8, (property/entity) (i) Central Block 2, Central Block 3 and East Block 2, in the Yerba Buena Gardens of Yerba Buena Center with YBG Associates; (ii) northeast corner of Third and Mission Streets, Yerba Buena Center with Griffin Related Properties I; (iii) East side of Third between Hunt and Massett Place in Yerba Buena Center with San Francisco Museum of Modern Art.

10. Adjournment

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REDEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

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APR 27 1990

REGULAR MEETING -- 4:00 P.M., MAY 1, 1990

SAN FRANCISCO  
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A G E N D A

1. Recognition of a Quorum
2. Approval of Minutes: Special Meeting: February 14, 1990  
Regular Meetings: February 13 and 27; March 13, 20 and 27, 1990  
Closed Session: April 3, 1990
3. Report of the President
4. Report of the Executive Director
5. Matters of Unfinished Business
  - (a) Workshop on Esplanade Conceptual Design; Yerba Buena Center.  
(Continued from Meeting of April 24, 1990)
6. Matters of New Business

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

CONSENT AGENDA

- (a) Authorizing an Amendment to the Agreement with 1915 Eddy Street Developers (Oscar Turner) for the rehabilitation of 1915 Eddy Street; Western Addition A-2. (Resolution No. 101-90)
- (b) Authorizing the Executive Director to request the Board of Supervisors of the City and County of San Francisco to conduct a Joint Public Hearing proposed for June 4, 1990, on the South of Market Earthquake Recovery Redevelopment Plan. (Resolution No. 102-90)(Staff will recommend this item be tabled and a separate public hearing be held prior to the final public hearing by the Board of Supervisors.)

Action taken: \_\_\_\_\_

OVER

REGULAR AGENDA

- (c) Approval of Esplanade Conceptual Scheme; Yerba Buena Center.  
(Resolution No. 103-90)

Action taken: \_\_\_\_\_

- (d) Authorizing a \$1,644,148 loan to Mission Housing Development Corporation for acquisition of 464-480 Valencia Street and construction of rental housing, as part of the City-wide Tax Increment Housing Program.  
(Resolution No. 104-90)

Action taken: \_\_\_\_\_

- (e) Authorizing a \$600,000 loan to Catholic Charities for acquisition of 3400-3402 16th Street and construction of rental housing, as part of the City-wide Tax Increment Housing Program. (Resolution No. 105-90)

Action taken: \_\_\_\_\_

- (f) Approving a Contract in the amount of \$40,000 with Peat Marwick Main and Williams Adley Associates, for the 1989-1990 Audit. (Resolution No. 106-90)

Action taken: \_\_\_\_\_

- (g) Authorizing a Memorandum of Agreement with United Public Employees Local 790. (Resolution No. 107-90)

Action taken: \_\_\_\_\_

- (h) Authorizing a Lease Agreement for office furniture systems and related equipment. (Resolution No. 108-90)(Staff will recommend this Item be continued to the Meeting of May 8, 1990).

Action taken: \_\_\_\_\_

Public Hearing to hear all persons interested in a Land Disposition Agreement for development of the Parcel located on the northeast corner of Third and Mission Streets, with Griffin/Related Properties-VII; Yerba Buena Center

- (i) Authorizing a Land Disposition Agreement with Griffin/Related Properties-VII for the purchase and development of the Parcel, located on the northeast corner of Third and Mission Streets; Yerba Buena Center. (Resolution No. 109-90)

Action taken: \_\_\_\_\_

7. Matters not appearing on Agenda

8. Persons wishing to address the Members on Non-Agenda, but Agency related Matters

New Business (cont'd)

9. Closed Sessions: (a) Instructions to Agency negotiators on terms of real property transactions pursuant to Government Code Section 54956.8 (property/entity) (i) Central Block 2, Central Block 3 and East Block 2, in the Yerba Buena Gardens of Yerba Buena with YBG Associates; (ii) Third and Harrison in Yerba Buena Center with Harbor View Investment (Lawrence Lui). (b) Personnel.
10. Adjournment



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REDEVELOPMENT AGENCY

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939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

MAY 3 1990

SAN FRANCISCO  
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REGULAR MEETING -- 4:00 P.M., MAY 8, 1990

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON FRIDAY, MAY 4, 1990, AND IT WILL ALSO BE POSTED ON THE FRONT DOOR OF 939 ELLIS STREET AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 771-8800, EXTENSION 410.

- 
- 1) Amending the date for close of escrow/conveyance of site in the Agreement for Disposition of Land for private rehabilitation with Lee Nguey How Huey, Matthew Huey and Hannah Chiu Huey for the purchase and rehabilitation of 1905-07 O'Farrell Street; Western Addition A-2.
  - 2) Authorizing a Fifth Amendment (which increases the amount payable and makes other changes) to the Architecture Agreement with MGA Partners; Yerba Buena Center.
  - 3) Authorizing re-entering of Exclusive Negotiations with San Francisco Associates Development Group for the development of Parcel 1100-T, located at the northeast corner of Divisadero and Ellis Streets; Western Addition A-2.
  - 4) Progress report on the planned single-family Mortgage Revenue Bond Issue and authorizing the Agency to certify that it has the required deposit for a bond allocation related to the Bond Issue being undertaken by the City.
  - 5) Progress report on the Citywide Tax Increment Housing Program.
  - 6) Authorizing a Lease Agreement for office furniture systems and related equipment.
  - 7) Workshop on Brown Act.
  - 8) Authorizing the Agency to serve as Administrative Agent for the W.K. Kellogg Foundation Fellowship awarded to Leamon J. Abrams.

- 9) Authorizing an Agreement with the City and County of San Francisco for the design and construction of the Cooling Plant to be built under Central Block 2 serving the George Moscone Convention Center, Gardens and Cultural Buildings; Yerba Buena Center.
- 10) Closed Session: (a) Instructions to Agency negotiators on terms of real property transactions pursuant to Government Code Section 54956.8 (property/entity) (i) Central Block 2, Central Block 3 and East Block 2, in the Yerba Buena Gardens of Yerba Buena Center with YBG Associates; (ii) 1901 Jackson with the owner.

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Prepared and mailed April 30, 1990

REDEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

DOCUMENTS DEPT.

MAY 7 1990

REGULAR MEETING -- 4:00 P.M., MAY 8, 1990

A G E N D A

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1. Recognition of a Quorum
2. Approval of Minutes - Regular Meeting, March 6, 1990 and April 10, 1990
3. Report of the President
4. Report of the Executive Director
5. Matters of Unfinished Business
  - (a) Authorizing a Lease Agreement for office furniture systems and related equipment. (Resolution No. 108-90)

Action taken: \_\_\_\_\_

6. Matters of New Business

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing The San Francisco Redevelopment Agency to serve as Administrative Agent for W.K. Kellogg Foundation Fellowship awarded to Leamon J. Abrams. (Resolution No. 111-90)
- (b) Amending the date for close of escrow/conveyance of site in the agreement for disposition of land and improvements for private rehabilitation with Lee Nguey How Huey, Matthew Huey and Hannah Chiu Huey with respect to the purchase and rehabilitation of the parcel located at 1905-07 O'Farrell Street; Western Addition A-2. (Resolution No. 112-90)

Action taken: \_\_\_\_\_

REGULAR AGENDA

- (c) Authorizing re-entering of Exclusive Negotiations with San Francisco Associates Development Group, a general partnership, for the development of the parcel located at the northeast corner of Divisadero and Ellis Streets; Western Addition A-2. (Resolution No. 113-90)

Action taken: \_\_\_\_\_

OVER

- (d) Authorizing an Agreement with the City and County of San Francisco for design, construction and operation of a Central Cooling Plant Facility for the Gardens and Cultural Center; Yerba Buena Center. (Resolution No. 114-90)

Action taken: \_\_\_\_\_

- (e) Authorizing a Fifth Amendment which increases the amount payable by \$390,000 and makes other changes to the Architecture Agreement with MGA Partners; Yerba Buena Center. (Resolution No. 115-90)

Action taken: \_\_\_\_\_

- (f) Progress report on the Citywide Tax Increment Housing Program.

- (g) Progress report on the planned single-family Mortgage Revenue Bond Issue and authorizing the Agency to certify that it has the required deposit for a bond allocation related to Single Family Mortgage Revenue Bonds being issued by the City to take other related actions; City Wide Housing Program. (Resolution No. 116-90)

Action taken: \_\_\_\_\_

- (h) Authorizing the expenditure of funds in an amount not to exceed \$20,000 to obtain the services of a contractor to conduct a study of deposit and lending patterns of financial institutions operating in San Francisco. (Resolution No. 117-90)

Action taken: \_\_\_\_\_

- (i) Workshop on Brown Act.

7. Matters not appearing on Agenda
8. Persons wishing to address the Members on Non-Agenda, but Agency related Matters
9. Closed Sessions: (a) Instructions to Agency negotiators on terms of real property transactions pursuant to Government Code Section 54956.8 (property/entity) (i) Central Block 1, Central Block 2, Central 3 and East Block 2, in the Yerba Buena Gardens of Yerba Buena Center with YBG Associates; (ii) 1901 Jackson with Title Insurance and Trust Company, Owner of Record; (iii) Third and Harrison in Yerba Buena Center with Harbor View Investment (Lawrence Lui).

10. Adjournment

REDEVELOPMENT AGENCY

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939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

MAY 8 1990

SAN FRANCISCO  
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REGULAR MEETING -- 4:00 P.M., MAY 15, 1990

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON FRIDAY, MAY 11, 1990, AND IT WILL ALSO BE POSTED ON THE FRONT DOOR OF 939 ELLIS STREET AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 771-8800, EXTENSION 410.

- 1) Public Hearing on the proposed Redevelopment Plan for the South of Market Earthquake Recovery Project.
- 2) Approval of the report to the Board of Supervisors on the Redevelopment Plan; South of Market Earthquake Recovery Project.
- 3) Approval of the Rules Governing participation and preferences by property Owners and business Occupants; South of Market Earthquake Recovery Project.
- 4) Approval of the Redevelopment Plan for the South of Market Earthquake Recovery Project and authorizing its transmittal to the Board of Supervisors for their consideration.
- 5) Workshop on Schematic Design of the East Garden; Yerba Buena Center.
- 6) Authorizing a First Amendment to the Janitorial Services Contract with West Coast Maintenance to increase the compensation and extend the term.
- 7) Public Hearing and authorizing a Land Disposition Agreement with Summit Partners for the development of 27 affordable housing units on the site located at the southwesterly corner of Whitney Young Circle and Hudson Avenue; Hunters Point.
- 8) Authorizing an Amendment to the Owner Participation Agreement with Robert C. Brown and Mark K. Evans, to provide for remodeling and rehabilitation of the single-family residence located at 2119 Bush Street; Western Addition A-2.
- 9) Workshop on efforts to obtain lease with purchase option on 1001 Polk Street for use as a multiservice center for homeless.
- 10) Authorizing an Owner Participation Agreement with TCR North Bay Area 1990, Inc., for the property located at the southeast corner of 2nd and Townsend Streets; Rincon Point-South Beach.

- 11) Authorizing a First Amendment to Personal Services Contract with Cal State Patrol Service, Inc., for security patrol services, South Beach Harbor; Rincon Point-South Beach.
- 12) Closed Session: (a) Instructions to Agency negotiators on terms of real property transactions pursuant to Government Code Section 54956.8 (Property-entity) (i) Central Block 2, Central Block 3 and East Block 2 in the Yerba Buena Gardens of Yerba Buena Center with YBG Associates.

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Prepared and mailed May 7, 1990

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REDEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

REGULAR MEETING -- 4:00 P.M., MAY 22, 1990

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON FRIDAY, MAY 18, 1990, AND IT WILL ALSO BE POSTED ON THE FRONT DOOR OF 939 ELLIS STREET AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 771-8800, EXTENSION 410.

- 
- 1) Authorizing execution of a Second Amendment to the Personal Services Contract with Leo E. Borregard which increases the maximum amount payable by \$35,000; All Redevelopment Project Areas.
  - 2) Authorizing a further extension of Exclusive Negotiations with Harbor View Investments, Inc., for the development of a parcel located on the southeast corner of Third and Harrison Streets; Yerba Buena Center.
  - 3) Authorizing extension of Exclusive Negotiations with the Bush Street Synagogue Cultural Center for the development of 1899 Bush Street and rehabilitation of 1881 Bush Street; Western Addition A-2.
  - 4) Approval of Schematic Drawings for the East Garden; Yerba Buena Center.
  - 5) Workshop on resale restrictions to maintain affordability for homeownership units.
  - 6) Closed Session: (a) Instructions to Agency negotiators on terms of real property transactions pursuant to Government Code Section 54956.8 (property/entity) (i) southeast corner of Post and Gough Streets; Western Addition A-1 with Marlon Cove.

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Prepared and mailed May 14, 1990

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MAY 15 1990

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REDEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

REGULAR MEETING -- 4:00 P.M., MAY 22, 1990

A G E N D A

1. Recognition of a Quorum
2. Approval of Minutes - Regular Meetings, April 3 & 17, 1990  
Closed Sessions, March 6 & 13, 1990
3. Report of the President
4. Report of the Executive Director
5. Matters of Unfinished Business
  - (a) Conditionally authorizing the execution of an Owner Participation Agreement with TCR North Bay Area 1990, Inc. for the development of Site L, located at the southeast corner of Second and Townsend Streets and conditionally approving the basic concept drawings; Rincon Point-South Beach. (Resolution No. 125-90)

Action taken: \_\_\_\_\_

6. Matters of New Business

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing a Second Amendment to the Personal Services Contract with Leo E. Borregard which increases the maximum amount payable by \$25,000; All Redevelopment Project Areas. (Resolution No. 126-90)
- (b) Authorizing extension of Exclusive Negotiations with the Bush Street Synagogue Cultural Center for the purchase and development of the parcel located at the southeasterly corner of Bush and Laguna Streets; and for the purchase and rehabilitation of 1881 Bush Street; Western Addition A-2. (Resolution No. 127-90)

Action taken: \_\_\_\_\_

REGULAR AGENDA

- (c) Approving a \$250,000 grant to Delancey Street Foundation for clearance and reconstruction of a portion of The Embarcadero; Rincon Point-South Beach. (Resolution No. 128-90)

Action taken: \_\_\_\_\_

- (d) Authorizing an extension of Exclusive Negotiations with Harbor View Investment, Inc. for the development of the parcel located on the southeast corner of Third and Harrison Streets; Yerba Buena Center. (Resolution No. 129-90)

Action taken: \_\_\_\_\_

- (e) Providing for the sale of \$16,785,000 principal amount of Yerba Buena Center Redevelopment Project Liquidity Facility Revenue Refunding Bonds, Series 1990; Approving the form and authorizing the execution and delivery of an indenture of trust and certain documents providing security for such bonds; and authorizing official actions in connection therewith; Yerba Buena Center. (Resolution No. 130-90)

Action taken: \_\_\_\_\_

- (f) Approving a Schematic Design for the East Garden; Yerba Buena Center.  
(Resolution No. 131-90)

Action taken: \_\_\_\_\_

- (g) Workshop on Affordability Mechanisms to be used in subsidized Homeownership Developments.

## 7. Matters not appearing on Agenda

8. Persons wishing to address the Members on Non-Agenda, but Agency related Matters

9. Closed Sessions: (a) Instructions to Agency negotiators on terms of real property transactions pursuant to Government Code Section 54956.8 (property/entity); (i) Central Block 1, Central Block 2, Central Block 3 and East Block 2 in the Yerba Buena Gardens of Yerba Buena Center with YBC Associates; (ii) southwest corner of Brannan and First Streets, Rincon Point-South Beach with Reliance Development Group.

## 10. Adjournment

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*      *PLEASE NOTE CHANGE OF LOCATION OF JUNE 12, 1990 MEETING*
*
*          SALVATION ARMY FACILITY
*          340 4TH STREET
*          (BETWEEN FOLSOM & HARRISON)
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REDEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

DOCUMENTS DEPT.

MAY 24 1990

REGULAR MEETING -- 4:00 P.M., MAY 29, 1990

SAN FRANCISCO  
PUBLIC LIBRARY

REVISED TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON FRIDAY, MAY 25, 1990, AND IT WILL ALSO BE POSTED ON THE FRONT DOOR OF 939 ELLIS STREET AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 771-8800, EXTENSION 410.

- 1) Authorizing a loan of \$1,250,000 to Hospice by the Bay for the acquisition and rehabilitation of 141 Leland Avenue and 5-11 Peabody Street, as part of the Citywide Tax Increment Housing Program.
- 2) Authorizing a loan of \$375,200 to Innovative Housing for the acquisition and rehabilitation of 2380 Folsom Street, as part of the Citywide Tax Increment Housing Program.
- 3) Authorizing an expenditure of up to \$6,500 to TOPTEK Microcomputers for the purchase of computers and related equipment, software and staff training.
- 4) Authorizing a Personal Services Contract with ACS, Inc. in the amount of \$10,000 for geotechnical engineering services for the Hunters Point School II Site, located at the southeast corner of Kiska Road and Ingalls Street; Hunters Point.
- 5) Commending and expressing appreciation to Frank Cannizzaro for his outstanding achievements and dedicated services to the San Francisco Redevelopment Agency.
- 6) Approving the Revised Agency budget for the period July 1, 1990 - June 30, 1991.
- 7) Workshop on request to the Agency for assistance in establishing a Transitional Housing Facility for Women.

THE FOLLOWING ITEM WILL NOT BE HEARD BEFORE 5:30 P.M.:

- 8) Authorizing a Lease and Purchase Option for the property at 1001 Polk Street (with Bernard Osher and Irving Rabin) for use as a Multiservice Center for the Homeless.

OVER

- 8) Authorizing a Lease and Purchase Option for the property at 1001 Polk Street (with Bernard Osher and Irving Rabin) for use as a Multiservice Center for the Homeless.
- 9) Closed Session: (a) Instructions to Agency negotiators on terms of real property transactions pursuant to Government Code Section 54956.8 (property/entity); (i) Central Block 1, Central Block 2, Central Block 3 and East Block 2 in the Yerba Buena Gardens of Yerba Buena Center with YBG Associates; (ii) northeast corner of Ellis and Divisadero with San Francisco Associates Development Group in the Western Addition A-2.

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\* \*PLEASE NOTE CHANGE OF LOCATION OF JUNE 12, 1990 MEETING\* \*  
\* \*  
\* SALVATION ARMY FACILITY \*  
\* 340 4TH STREET \*  
\* (BETWEEN FOLSOM & HARRISON) \*  
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REDEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

DOCUMENTS DEPT.

MAY 30 1990

REGULAR MEETING -- 4:00 P.M., MAY 29, 1990

SAN FRANCISCO  
PUBLIC LIBRARY

A G E N D A

1. Recognition of a Quorum
2. Approval of Minutes - Regular Meetings; April 24, May 1 and May 8, 1990  
Closed Session; March 20, 1990
3. Report of the President
4. Report of the Executive Director
5. Matters of Unfinished Business
  - (a) Workshop on Affordability Mechanisms to be used in subsidized Homeownership Developments.
6. Matters of New Business

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Ratifying the expenditure of \$6,500 to purchase computers and related equipment and software. (Resolution No. 133-90)
- (b) Authorizing a Personal Services Contract with AGS, Inc. in the amount of \$10,000 for the Hunters Point School II Site located at the southeast corner of Kiska Road and Ingalls Street; Hunters Point. (Resolution No. 134-90)

Action taken: \_\_\_\_\_

REGULAR AGENDA

- (c) Workshop on request to the Agency for assistance in establishing a Transitional Housing Facility for Women.
- (d) Authorizing a \$1,250,000 loan to Hospice by the Bay for the acquisition and rehabilitation of 141 Leland Avenue and 5-11 Peabody Street, as part of the Citywide Tax Increment Housing Program. (Resolution No. 135-90)

Action taken: \_\_\_\_\_

OVER

- (e) Authorizing the execution of a \$375,200 loan to Innovative Housing for the acquisition and rehabilitation of 2380 Folsom Street, as part of the Citywide Tax Increment Housing Program. (Resolution No. 136-90)

Action taken: \_\_\_\_\_

- (f) Consideration of special conditions requested by the Bernal Heights East and South Slope Neighborhood Committee.

THE FOLLOWING ITEM WILL NOT BE HEARD BEFORE 5:30 P.M.

- (g) Resolution of the Redevelopment Agency of the City and County of San Francisco approving the expenditure of funds from the San Francisco Low and Moderate Income Housing Fund and authorizing the execution of the lease and purchase option for a building at 1001 Polk Street. (Resolution No. 138-90)

Action taken: \_\_\_\_\_

7. Matters not appearing on Agenda

8. Persons wishing to address the Members on Non-Agenda, but Agency related Matters

9. Closed Session: (a) Instructions to Agency negotiators on terms of real property transactions pursuant to Government Code Section 54956.8 (property/entity); (i) Central Block 1, Central Block 2, Central Block 3 and East Block 2 in the Yerba Buena Gardens of Yerba Buena Center with YBG Associates; (ii) northeast corner of Ellis and Divisadero Streets with San Francisco Associates Development Group in the Western Addition A-2.

10. Adjournment

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*
*  *PLEASE NOTE CHANGE OF LOCATION OF JUNE 12, 1990 MEETING*
*
*              SALVATION ARMY FACILITY
*              340 4TH STREET
*              (BETWEEN FOLSOM & HARRISON)
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REDEVELOPMENT AGENCY DOCUMENTS DEPT.

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

MAY 31 1990

SAN FRANCISCO  
PUBLIC LIBRARY

REGULAR MEETING -- 4:00 P.M., JUNE 5, 1990

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON FRIDAY, JUNE 1, 1990, AND IT WILL ALSO BE POSTED ON THE FRONT DOOR OF 939 ELLIS STREET AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 771-8800, EXTENSION 410.

- 1) Amending the date for Close of Escrow/Conveyance of Site to the Land Disposition Agreement with Woods-Jefferson Partnership, in connection with the purchase and rehabilitation of the property located at 1339 Pierce Street; Western Addition A-2.
- 2) Public Hearing and authorizing a Land Disposition Agreement with Progress Apartments, Inc. for the development of the parcel located at 1272-1278 South Van Ness Avenue.
- 3) Authorizing a Sixth Amendment, which increases the amount payable and makes other changes, to the Record Architect Agreement with Robinson, Mills and Williams; Yerba Buena Center.
- 4) Approving the revised Agency Budget for the period July 1, 1990 - June 30, 1991.
- 5) Workshop to review Historic Preservation within various Redevelopment Areas.
- 6) Authorizing a contract with the University of California, Berkeley, for a work study intern program.
- 7) Consideration of Memorandum of Understanding with YBG Associates concerning development of Central Blocks 1, 2 and 3 and East Block 2, all in the Yerba Buena Center Redevelopment Project Area. This item may be continued to an adjourned meeting on June 6, 1990 at 5:00 p.m.
- 8) Closed Session: (a) Instructions to Agency negotiators on terms of real property transactions pursuant to Government Code Section 54956.8 (property/entity); (i) Central Block 1, Central Block 2, Central Block 3 and East Block 2 in the Yerba Buena Gardens of Yerba Buena Center with YBG Associates.

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Prepared and mailed May 29, 1990

OVER

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\* \*PLEASE NOTE CHANGE OF LOCATION OF JUNE 12, 1990 MEETING\*  
\*  
\* SALVATION ARMY FACILITY  
\* 340 4TH STREET  
\* (BETWEEN FOLSOM & HARRISON)  
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#3  
6/12/90

REDEVELOPMENT AGENCY  
CITY AND COUNTY OF SAN FRANCISCO

PLEASE NOTE CHANGE OF MEETING LOCATION

340 4TH STREET  
SALVATION ARMY FACILITY  
(Between Folsom & Harrison Streets)  
SAN FRANCISCO, CALIFORNIA

DOCUMENTS DEPT

JUN 6 1990

PUBLIC LIBRARY

REGULAR MEETING • 4:00 P.M. • JUNE 12, 1990

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON FRIDAY, JUNE 8, 1990, AND IT WILL ALSO BE POSTED ON THE FRONT DOOR OF 939 ELLIS STREET AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 771-8800, EXTENSION 410.

1. Public Hearing and authorizing an Amendment to the Agreement with Von Otter Development in connection with the rehabilitation of 1917 Ellis Street, Western Addition A-2.
2. Presentation of proposals received in connection with Request for Proposals for development of the parcel located at the northeast corner of Fourth and Harrison Streets; Yerba Buena Center.
3. Authorizing the funding of the Cultural Operating Board for the remainder of Fiscal Year 1989-1990, Yerba Buena Center.
4. Authorizing a sixth amendment to add \$25,000 to the Personal Services Contract with Adamson Associates, Yerba Buena Center.
5. Authorizing on expenditure of an amount not to exceed \$40,000 in tax increment funds for rehabilitation costs for 525 Fifth Street as a homeless multiservice center.
6. Consideration of special conditions requested by the Bernal Heights East and South Slope Neighborhood Committee. (Staff will recommend that this item be continued to June 26, 1990.)
7. Authorizing a First Amendment to the Agreement for Professional Services in the amount of \$75,000 between the Redevelopment Agency and Environmental Science Associates, Inc.; Yerba Buena Center.
8. Closed Session: (a) Instructions to Agency negotiators on terms of real property transactions pursuant to Government Code Section 54956.8 (property/entity); (i) Central Block 3 and East Block 2 in the Yerba Buena Gardens of Yerba Buena Center with YBG Associates.

OVER

NO STREET PARKING  
ON 4TH STREET  
TOW-AWAY ZONE  
AFTER 3:00 P.M.

ONE WAY

FOLSOM STREET

ONE WAY

TWO  
WAY

SHIPLEY STREET

340 - 4TH Street  
Salvation Army Facility

ENTRANCE

COMMERCIAL  
PARKING LOT  
(Medium Size)

CLARA STREET

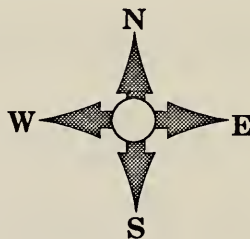
COMMERCIAL  
PARKING LOT  
(Large Size)

ONE WAY

HARRISON STREET

FOURTH STREET

FIFTH STREET



REDEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

REGULAR MEETING -- 4:00 P.M., JUNE 19, 1990

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON FRIDAY, JUNE 15, 1990, AND IT WILL ALSO BE POSTED ON THE FRONT DOOR OF 939 ELLIS STREET AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 771-8800, EXTENSION 410.

- 1) Authorizing a First Amendment to lease with Bay Area Air Quality Management District to extend the term through September 15, 1990 and increase the maximum rental payments by \$59,695.
- 2) Authorizing a Letter Agreement in the amount of \$55,000 with the City and County of San Francisco for building inspection services for the period from July 1, 1990 to June 30, 1991; All Redevelopment Project Areas.
- 3) Public hearing and conditionally granting a variance to United Bank, F.S.B. modifying the off-street parking requirement for the office building located at the northwest corner of Turk Street and Van Ness Avenue; Western Addition A-2.
- 4) Consideration and action authorizing the Executive Director to enter into a non-binding Memorandum of Understanding with YBG Associates concerning development of Central Blocks 1, 2 and 3 and East Block 2; Yerba Buena Center. THIS ITEM MAY BE CONTINUED TO AN ADJOURNED MEETING ON JUNE 20, 1990 AT 8:00 P.M.
- 5) Authorizing a Letter Agreement in the amount of \$5,900 with the City and County of San Francisco for rehousing inspection services for the period from July 1, 1990 to June 30, 1991; All Redevelopment Project Areas.
- 6) Authorizing a First Amendment to the Contract for Space Planning Services with Robinson Mills and Williams to increase the compensation.
- 7) Approving the Final Bond Documents for the Yerba Buena Center Redevelopment Project Liquidity Facility Revenue Refunding Bonds, Series 1990 in the amount of \$16,785,000; Yerba Buena Center.
- 8) Authorizing the issuance of a Request for Proposals for the purchase and development of a parcel located at the southwest corner of First and Bryant Streets; Rincon Point-South Beach.

OVER

- 9) CLOSED SESSIONS: (a) Instructions to Agency negotiations on terms of real property transactions pursuant to Government code Section 54956.8 (property/entity); (i) 815 Eddy Street with Planned Parenthood; (ii) Central Block 1, Central Block 2, Central Block 3 and East Block 2 in the Yerba Buena Gardens of Yerba Buena Center with YBC Associates. (b) Litigation, pursuant to Government Code Section 54956.9(a), the name of the case is Anthony L. Orgell, et al. v. The San Francisco Redevelopment Agency, et al.

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Prepared and mailed June 11, 1990

REDEVELOPMENT AGENCY  
CITY AND COUNTY OF SAN FRANCISCO

939 ELLIS STREET  
7TH FLOOR COMMISSION BOARD ROOM  
SAN FRANCISCO, CALIFORNIA 94109

REGULAR MEETING • 4:00 P.M.

JUNE 19, 1990

A G E N D A

1. Recognition of a Quorum
2. Approval of Minutes
3. Report of the President
4. Report of the Executive Director
5. Matters of Unfinished Business
6. Matters of New Business

DOCUMENTS DEPT.

JUN 18 1990

SAN FRANCISCO  
PUBLIC LIBRARY

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing a First Amendment to Lease for Office Space with Bay Area Air Quality Management District which increases the total rent payable by \$59,695. (Resolution No. 151-90)
- (b) Authorizing a Letter Agreement with the City and County of San Francisco in the amount of \$55,000 for building inspection services for the period from July 1, 1990 to June 30, 1991; All Redevelopment Project Areas. (Resolution No. 152-90)
- (c) Authorizing a Letter Agreement in the amount of \$5,900 for rehousing inspection services with the City and County of San Francisco for the period from July 1, 1990 to June 30, 1991; All Redevelopment Project Areas. (Resolution No. 153-90) -
- (d) Authorizing a First Amendment to the Contract for Space Planning Services with Robinson Mills and Williams to increase the compensation under the Contract by an amount not to exceed \$10,300. (Resolution No. 154-90)
- (e) Providing for the remarketing of \$16,785,000 principal amount of Yerba Buena Center Redevelopment Project Liquidity Facility Revenue Bonds, Series 1983 (Extended Maturity); Approving the form and authorizing the execution and delivery of an Indenture of Trust, a Reimbursement Agreement, a Deed of Trust, a Pledged Bond Agreement, a Remarketing Agreement, a Tender Agency Agreement and a Remarketing Memorandum; and Authorizing Official Actions in connection therewith; Yerba Buena Center. (Resolution No. 155-90)



- (f) Authorizing the issuance of a Request for Proposals to purchase and develop the parcel located at the southwesterly corner of First and Bryant Streets; Rincon Point-South Beach. (Resolution No. 156-90)

Action taken: \_\_\_\_\_

REGULAR AGENDA

Public Hearing to hear all persons interested in conditionally granting a variance to United Bank, F.S.B. modifying the off-street parking requirement at the northwest corner of Turk Street and Van Ness Avenue; Western Addition A-2.

- (g) Conditionally granting a variance to United Bank, F.S.B., modifying the off-street parking requirement for the office building located at the northwest corner of Turk Street and Van Ness Avenue; Western Addition A-2. (Resolution No. 157-90)

Action taken: \_\_\_\_\_

- (h) Report on status of Agency request for bond-financed developments to accept rental applications from Section 8 Certificate and voucher holders.

- (i) Resolution of the Redevelopment Agency of the City and County of San Francisco authorizing the expenditure of funds in the amount of \$496,555 from the San Francisco Low and Moderate Income Housing Fund for provision of Housing and Economic Development Services by Community Agencies. (Resolution No. 158-90)

Action taken: \_\_\_\_\_

- (j) Report and action authorizing the Executive Director to enter into a non-binding Memorandum of Understanding with YBG Associates or terminate negotiations concerning development of Central Blocks 1, 2 and 3 and East Block 2; Yerba Buena Center. (Resolution No. 159-90)

Action taken: \_\_\_\_\_

7. Matters not appearing on Agenda

8. Persons wishing to address the Members on Non-Agenda, but Agency related Matters

9. CLOSED SESSIONS: (a) Instructions to Agency negotiations on terms of real property transactions pursuant to Government code Section 54956.8 (property/entity); (i) 815 Eddy Street with Planned Parenthood; (ii) Central Block 1, Central Block 2, Central Block 3 and East Block 2 in the Yerba Buena Gardens of Yerba Buena Center with YBG Associates. (b) Litigation, pursuant to Government Code Section 54956.9(a), the name of the case is Anthony L. Orgell, et al. v. The San Francisco Redevelopment Agency, et al.

10. Adjournment



REDEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

DOCUMENTS DEPT.

REGULAR MEETING -- 4:00 P.M., JUNE 26, 1990

TENTATIVE AGENDA

SAN FRANCISCO  
PUBLIC LIBRARY

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON FRIDAY, JUNE 22, 1990, AND IT WILL ALSO BE POSTED ON THE FRONT DOOR OF 939 ELLIS STREET AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 771-8800, EXTENSION 410.

- 1) Authorizing a Letter Agreement with the City and County of San Francisco in connection with the Agency's Administration of the Mayor's Office of Special Projects.
- 2) Establishing Classification of Positions and Compensation for the Agency Staff and Establishing the authority for appointment to and vacation from positions under said Classifications and other related matters.
- 3) Authorizing a First Amendment to the Contract with Ella Hill Hutch Community Center for Construction Employment Services to assist Developers, Contractors/Subcontractors in pursuing the Agency goals for neighborhood hiring in connection with various locations in the Western Addition A-1 and A-2 Redevelopment Project Area.
- 4) Consideration of special conditions requested by the Bernal Heights East and South Slope Neighborhood Committee.
- 5) Closed Sessions: (a) Instructions to Agency negotiators on terms of real property transactions pursuant to Government Code Section 54856.8 (property/entity); (i) Central Block 1, Central Block 2, Central Block 3 and East Block 2 in the Yerba Buena Gardens of Yerba Buena Center with YBG Associates. (b) Personnel.

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Prepared and mailed June 18, 1990



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3  
3/90

[AGENDA]

REDEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

COMMUNITY DEPT.  
JUN 27 1990  
and REDEVELOPMENT  
DEPT.

REGULAR MEETING -- 4:00 P.M., JULY 3, 1990

THE REGULARLY SCHEDULED AGENCY MEETING OF JULY 3, 1990, WILL NOT BE HELD.  
THE NEXT REGULARLY SCHEDULED MEETING OF THE REDEVELOPMENT AGENCY OF THE  
CITY AND COUNTY OF SAN FRANCISCO WILL BE HELD ON JULY 10, 1990, AT 4:00  
P.M., 939 ELLIS STREET, 7TH FLOOR, SAN FRANCISCO, CALIFORNIA.

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Prepared and mailed June 25, 1990



REDEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

REGULAR MEETING -- 4:00 P.M., JULY 10, 1990

TENTATIVE AGENDA

DOCUMENTS DEPT.  
JUL - 9 1990  
PUBLIC LIBRARY

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON FRIDAY, JULY 6, 1990, AND IT WILL ALSO BE POSTED ON THE FRONT DOOR OF 939 ELLIS STREET AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 771-8800, EXTENSION 410.

- 1) Public Hearing and authorizing execution of Deed and other Conveyance Instruments in connection with the resale of 1949 O'Farrell Street in the Affordable Condominium Program to JoAnne Roshelle Kizine; Western Addition A-2.
- 2) Establishing classification of positions and compensation for the Agency's non-bargaining unit staff and establishing the authority for appointment to and vacation from positions under said classifications and other related matters.
- 3) Authorizing an additional expenditure of funds in an amount not to exceed \$400,000 for predevelopment loans as part of the Citywide Tax Increment Housing Program.
- 4) Authorizing an additional expenditure in the amount of \$133,400 for the Washburn Hotel Transitional Housing Project located at 38 Washburn Street, between Mission and Howard Streets to provide additional rehabilitation funds for the 1989-90 Citywide Tax Increment Housing Program.
- 5) Approving the revised Schematic Drawings for the Esplanade; Yerba Buena Center.
- 6) Authorizing a Second Amendatory Agreement which revises the performance dates of the Agreement for Disposition of Land for Private Development with Fillmore Renaissance Associates, L.P., for the parcel located at the northeast corner of Fillmore and Eddy Streets; Western Addition A-2.
- 7) Authorizing a Personal Services Contract with the law firm of Steefel, Levitt and Weiss in the amount of \$280,000 to provide legal services for the Yerba Buena Center and related Agency matters.
- 8) Consideration of special conditions requested by the Bernal Heights East and South Slope Neighborhood Committee.
- 9) Authorizing an expenditure of funds not to exceed \$7,500 for Management Consultant Services.

OVER

- 10) Authorizing Execution of a Purchase Agreement and other related documents for acquisition of a telephone system and installation of cabling for the new Agency offices.
- 11) A Resolution of intention of the Redevelopment Agency of the City and County of San Francisco to establish a Community Facilities District and to authorize the levy of a special tax pursuant to the Mello-Roos Community Facilities Act of 1982; Yerba Buena Center.
- 12) Authorizing the sale by the City and County of San Francisco Redevelopment Financing Authority of its Public Capital Improvement Revenue Bonds, 1990 Series A (Yerba Buena Gardens), and authorizing and approving official actions and other matters in connection with such bonds; Yerba Buena Center.
- 13) Closed Sessions: Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property locations and entities the Agency may negotiate with are: (a) Southeasterly corner of Phelps Street and Williams Avenue n South Bayshore, with Michael Feldman; (b) Northeast corner of Fillmore and Eddy Streets; Western Addition A-2, with Fillmore Renaissance Associates.

\*\*\*\*\*  
Prepared and mailed July 3, 1990

REDEVELOPMENT AGENCY  
CITY AND COUNTY OF SAN FRANCISCO

939 ELLIS STREET  
7TH FLOOR COMMISSION BOARD ROOM  
SAN FRANCISCO, CALIFORNIA 94109

REGULAR MEETING • 4:00 P.M.

JULY 10, 1990

A G E N D A

DOCUMENTS DEPT.

JUL 12 1990

PUBLIC LIBRARY

1. Recognition of a Quorum

2. Approval of Minutes

3. Report of the President

4. Report of the Executive Director

5. Matters of Unfinished Business

- (a) Consideration of special conditions requested by the Bernal Heights East and South Slope Neighborhood Committee.

Action taken: \_\_\_\_\_

6. Matters of New Business

- (a) Public Hearing to hear all persons interested in a Deed and other Conveyance Instruments in connection with the resale of 1949 O'Farrell Street to JoAnne Roshelle Kizine; Western Addition A-2.

Authorizing a Deed and other Conveyance Instruments in connection with the resale of 1949 O'Farrell Street in the Affordable Condominium Program to JoAnne Roshelle Kizine and approving the Disposition Price; Western Addition A-2. (Resolution No. 169-90)

Action taken: \_\_\_\_\_

- (b) Authorizing a Second Amendatory Agreement which amends the allowed development costs and revises the performance dates of the Agreement for Disposition of Land for Private Development with Fillmore Renaissance Associates, L.P., for the parcel located at the northeast corner of Fillmore and Eddy Streets; Western Addition A-2. (Resolution No. 170-90)

Action taken: \_\_\_\_\_

- (c) Approving the revised Schematic Design for the Esplanade; Yerba Buena Center. (Resolution No. 171-90)

Action taken: \_\_\_\_\_

- (d) A Resolution of intention of the Redevelopment Agency of the City and County of San Francisco to establish a Community Facilities District and to authorize the levy of a special tax pursuant to the Mello-Roos Community Facilities Act of 1982; Yerba Buena Center. (Resolution No. 172-90)

Action taken: \_\_\_\_\_

- (e) A Resolution of Intention to incur bonded indebtedness of the proposed Redevelopment Agency of the City and County of San Francisco Community Facilities District No. 2 (Yerba Buena Gardens) pursuant to the Mello-Roos Community Facilities Act of 1982. (Resolution No. 173-90)

Action taken: \_\_\_\_\_

- (f) Authorizing the sale by the City and County of San Francisco Redevelopment Financing Authority of its Public Capital Improvement Revenue Bonds, 1990 Series A (Yerba Buena Gardens), and authorizing and approving official actions and other matters in connection with such bonds; Yerba Buena Center. (Resolution No. 174-90)

Action taken: \_\_\_\_\_

- (g) Authorizing the sale by the Agency of Revenue Bonds in an amount not to exceed \$40 Million. (Resolution No. 175-90)

Action taken: \_\_\_\_\_

- (h) Authorizing a Personal Services Contract with the law firm of Steefel, Levitt and Weiss in the amount of \$280,000 to provide legal services for the Yerba Buena Center and related Agency matters; All Approved Redevelopment Project Areas. (Resolution No. 176-90)

Action taken: \_\_\_\_\_

- (i) Authorizing an additional expenditure of funds in an amount not to exceed \$400,000 for predevelopment loans as part of the Citywide Tax Increment Housing Program. (Resolution No. 177-90)

Action taken: \_\_\_\_\_

- (j) Authorizing Execution of a Purchase Agreement and other related documents with PacTel Meridian Systems for acquisition of a telephone system and installation of cabling for the new Agency offices. (Resolution No. 178-90)

Action taken: \_\_\_\_\_

New Business (cont'd)

- (k) Amending Resolution No. 165-90 to establish classifications of positions and compensation for the Agency's non-bargaining unit staff and establishing the authority for appointment to and vacation from positions under said classifications and other related matters. (Resolution No. 179-90)

Action taken: \_\_\_\_\_

7. Matters not appearing on Agenda
8. Persons wishing to address the Members on Non-Agenda, but Agency related Matters
9. Closed Sessions: Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property locations and entities the Agency may negotiate with are: (a) Southeasterly corner of Phelps Street and Williams Avenue in South Bayshore, with Michael Feldman; (b) Northeast corner of Fillmore and Eddy Streets; Western Addition A-2, with Fillmore Renaissance Associates; (c) Central Block 1 and 2 in the Yerba Buena Gardens of Yerba Buena Center with YBG Associates.
10. Adjournment



REDEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

DOCUMENTS DEPT.

JUL 12 1990

REGULAR MEETING -- 4:00 P.M., JULY 17, 1990

PUBLIC LIBRARY

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON FRIDAY, JULY 13, 1990, AND IT WILL ALSO BE POSTED ON THE FRONT DOOR OF 939 ELLIS STREET AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 771-8800, EXTENSION 410.

- 1) Authorizing a Personal Services Contract with Urban Economic Development Corporation in the amount of \$220,000 to provide business development and technical assistance services in the Western Addition A-1 and A-2, India Basin and Hunters Point.
- 2) Designation of the South of Market Problem Solving Council as the Citizen's Advisory Committee for the South of Market Earthquake Recovery Redevelopment Project.
- 3) Authorizing an additional loan in an amount not to exceed \$134,000 to Conard House for the rehabilitation of the Washburn Hotel project.
- 4) Designating Commissioner Fei Tsen to serve as an Agency representative on the Yerba Buena Gardens Cultural Center Operating Board.
- 5) Awarding a Contract to Tong's Construction Co. in the amount of \$5,110.00 for miscellaneous repair work to the Agency owned property at 1949 O'Farrell; Western Addition A-2.
- 6) Closed Sessions: Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property locations and entities the Agency may negotiate with are: (a) southeast corner of Post and Gough Streets in the Western Addition A-1, with Ou Interest.

\*\*\*\*\*  
Prepared and mailed July 9, 1990



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7/17/90

REDEVELOPMENT AGENCY  
CITY AND COUNTY OF SAN FRANCISCO

939 ELLIS STREET  
7TH FLOOR COMMISSION BOARD ROOM  
SAN FRANCISCO, CALIFORNIA 94109

REGULAR MEETING • 4:00 P.M.

JULY 17, 1990

A G E N D A

1. Recognition of a Quorum
2. Approval of Minutes; Regular Meetings - June 5, 12 and 19, 1990  
Closed Sessions - April 17 and 24th, May 1, 8 and 15, 1990
3. Report of the President
4. Report of the Executive Director
5. Matters of Unfinished Business
6. Matters of New Business

DOCUMENTS DEPT.

JUL 13 1990

RECEIVED  
JUL 13 1990

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Designating Commissioner Vivian Fei Tsen as an Agency Representative on the Yerba Buena Gardens Cultural Center, Inc. Board of Directors; Yerba Buena Center Redevelopment Project Area. (Resolution No. 180-90)
- (b) Awarding a Contract to Tong's Construction Co. for remedial work at 1949 O'Farrell Street in the amount of \$5,110.00; Western Addition A-2. (Resolution No. 181-90)

Action taken: \_\_\_\_\_

REGULAR AGENDA

- (c) Designating the South of Market Problem Solving Council as the Citizen's Advisory Committee for the South of Market Earthquake Recovery Redevelopment Project. (Resolution No. 182-90)

Action taken: \_\_\_\_\_

- (d) Authorizing negotiation and execution of a Lease for Office Space. (Resolution No. 183-90)

Action taken: \_\_\_\_\_

OVER

7. Matters not appearing on Agenda
8. Persons wishing to address the Members on Non-Agenda, but Agency related Matters
9. Closed Sessions: Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property locations and entities the Agency may negotiate with are: (a) Southeasterly corner of Phelps Street and Williams Avenue in South Bayshore with Michael Feldman; (b) Northwest corner of Webster and Eddy Streets in the Western Addition A-2 with Fillmore Market Place Associates. (c) southeast corner of Post and Gough Streets in the Western Addition A-1, with Ou Interest, (d) Central Blocks 1 and 2 in the Yerba Buena Gardens of Yerba Buena Center with YBG Associates;
10. Adjournment

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7/24/90

REDEVELOPMENT AGENCY  
CITY AND COUNTY OF SAN FRANCISCO

939 ELLIS STREET  
7TH FLOOR COMMISSION BOARD ROOM  
SAN FRANCISCO, CALIFORNIA 94109

REGULAR MEETING • 4:00 P.M.

JULY 24, 1990

A G E N D A

1. Recognition of a Quorum
2. Approval of Minutes: Closed Sessions: May 22 and 29, 1990
3. Report of the President
4. Report of the Executive Director
5. Matters of Unfinished Business
6. Matters of New Business

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JUL 25 1990

SAN FRANCISCO  
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CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing a Personal Services Contract in an amount not to exceed \$7,050 plus a ten percent contingency with Jackson Associates for move coordination services. (Resolution No. 184-90)
- (b) Authorizing an expenditure of funds not to exceed \$6,000 for Management Training Services in connection with a performance review system. (Resolution No. 185-90)

Action taken: \_\_\_\_\_

REGULAR AGENDA

- (c) Authorizing a Personal Services Contract with the Urban Economic Development Corporation (UEDC) to provide business development and technical assistance in the amount not to exceed \$210,000. (Resolution No. 186-90)

Action taken: \_\_\_\_\_

- (d) Authorizing a \$75,000 loan to Conard House for the Rehabilitation of 38 Washburn Street, as part of the Citywide Tax Increment Housing Program. (Resolution No. 187-90)

Action taken: \_\_\_\_\_

OVER

- (e) Requesting the Board of Supervisors to designate a Survey Area covering Lots 1 and 3A, in Assessor's Block 5423A, bounded on the north by Williams Avenue, on the west by Phelps Street, on the east by Newhall Street and on the south by Lots 4, 4A, 7 and 8 in Assessor's Block 5423A, in the City and County of San Francisco. (Resolution No. 188-90)

Action taken: \_\_\_\_\_

- 7. Matters not appearing on Agenda
- 8. Persons wishing to address the Members on Non-Agenda, but Agency related Matters
- 9. Closed Sessions: Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property locations and entities the Agency may negotiate with are: (a) Northwest corner of Webster and Eddy Streets in the Western Addition A-2 with Fillmore Market Place Associates (b) personnel.
- 10. Adjournment

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

DOCUMENTS DEPT

JUL 26 1990

SAN FRANCISCO  
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REGULAR MEETING -- 4:00 P.M., JULY 31, 1990

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON FRIDAY, JULY 27, 1990, AND IT WILL ALSO BE POSTED ON THE FRONT DOOR OF 939 ELLIS STREET AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 771-8800, EXTENSION 410.

- 1) Authorizing a Personal Services Contract with Mission Economic Development Association (MEDA) to provide business development and technical assistance for South of Market Earthquake Recovery Area in an amount not to exceed \$100,000.
- 2) Authorizing a Personal Services Contract with South of Market Employment Center (SMEC) to establish an employment center known as Jobs/SF to provide personnel and Human Resources Services in the South of Market Area in an amount not to exceed \$220,000.
- 3) Authorization to execute a Fifth Amendment to the Agreement for Professional Services between the Agency and Barton Aschman Associates, Inc. which increases the contract amount by \$5,000 for continuing transportation consulting services; Yerba Buena Center.
- 4) Authorizing an Amendment to the Construction Management Contract in an amount of \$300,000 for an extension of duration and scope of services with Turner Construction Corp.; Yerba Buena Center.
- 5) Commending Frank T. Cannizzaro for his outstanding achievements and dedicated service to the San Francisco Redevelopment Agency.
- 6) Authorizing a Personal Services Contract for reuse appraisal services in the amount of \$15,000 with Mansbach Associates, Inc.; All Approved Redevelopment Project Areas.
- 7) Authorizing an Amendment which increases the contract amount by \$25,000 and makes certain other changes to the personal services contract for reuse appraisal services with Carneghi-Bautovich, Inc.; All Approved Redevelopment Project Areas.
- 8) Authorizing an Amendment to the Agreement with the Nihonmachi Community Development Corp. for the purchase and development of a parcel located within the block bounded by the Buchanan Mall and Sutter, Laguna and Post Streets; Western Addition A-2.
- 9) Consideration of staff recommendation of a developer for the parcel located at Fourth and Harrison Streets; Yerba Buena Center.
- 10) Closed Sessions: Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property locations and entities the Agency may negotiate with are: (a) Central Blocks 1 and 2 in the Yerba Buena Gardens of Yerba Buena Center with YBG Associates.

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Prepared and mailed July 23, 1990



REDEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

REGULAR MEETING -- 4:00 P.M., AUGUST 7, 1990

A G E N D A

1. Recognition of a Quorum
2. Approval of Minutes
3. Report of the President
4. Report of the Executive Director and other Staff
5. Commissioners' questions and matters
6. Matters of Unfinished Business

DOCUMENTS DEPT.

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- (a) Authorizing a \$75,000 loan to Conard House for the rehabilitation of 38 Washburn Street, as part of the Citywide Tax Increment Housing Program. (Resolution No. 187-90) (STAFF WILL RECOMMEND CONTINUANCE OF ONE WEEK)

Action taken: \_\_\_\_\_

7. Matters of New Business

- (a) Authorizing a Third Amendment which increases the amount payable under the Personal Services Contract with Shapiro, Okino, HOM & Associates, Consulting Engineers; All Redevelopment Project Areas. (Resolution No. 200-90)

Action taken: \_\_\_\_\_

- (b) Authorizing the issuance of a Request for Proposals to develop and analyze market data and prepare a commercial revitalization plan for the Third Street corridor; South Bayshore. (Resolution No. 201-90)

Action taken: \_\_\_\_\_

- (c) Authorizing issuance of a Request for Proposals to assess community credit needs, evaluate bank lending and deposit patterns, and identify alternative financing mechanisms. (Resolution No. 202-90)

Action taken: \_\_\_\_\_

- (d) Authorizing Helen L. Sause, Project Director, Yerba Buena Center, to travel to Minneapolis, Minnesota, from October 7 through October 10, 1990, to participate in the Annual NAHRO National Conference and Exhibition (NAHRO). (Resolution No. 203-90)

Action taken: \_\_\_\_\_

- (e) Workshop on design, housing affordability and proposed option to sublease Site K to BRIDGE Housing Corporation; Rincon Point-South Beach.

8. Matters not appearing on Agenda

9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.

OVER

New Business (cont'd)

10. Closed Sessions: (a) Pursuant to Government code Section 54956.8 to instruct the Agency's real property negotiator. Property locations and entities the Agency may negotiate with are: (i) Central Blocks 1, 2 and 3 and East Block 2 in the Yerba Buena Gardens of Yerba Buena Center with YBG Associates; (ii) Central Blocks 1 and 2 in the Yerba Buena Center with Marriott; (iii) northwest corner of Webster and Eddy Streets in the Western Addition A-2 with Fillmore Market Place Associates. (b) Personnel.
11. Adjournment

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

DOCUMENTS DEPT

REGULAR MEETING -- 4:00 P.M., AUGUST 14, 1990

AUG 14 1990  
SAN FRANCISCO  
PUBLIC LIBRARY

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON FRIDAY, AUGUST 10, 1990, AND IT WILL ALSO BE POSTED ON THE FRONT DOOR OF 939 ELLIS STREET AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 771-8800, EXTENSION 410.

- 1) Workshop to present the recommendations of the Staff Developer Selection Committee and selection of a developer for the parcel located at the northeast corner of Fourth and Harrison Streets; Yerba Buena Center.
- 2) Authorizing the Issuance of an RFP for Architectural Services for CB-3; Yerba Buena Center.
- 3) Authorizing the execution of a \$175,000 loan to Baker Places for the acquisition and rehabilitation of 484 Oak Street, as part of the Citywide Tax Increment Housing Program.
- 4) Authorizing a Third Amendatory Agreement to the Land Disposition Agreement with Fillmore Renaissance Associates for the parcel located on the northeast corner of Fillmore and Eddy Streets which guarantees the purchase of 80 excess parking spaces; Western Addition A-2.
- 5) Authorizing a Letter Agreement extending the time to convey CB-1 Office parcel to YBG Associates from August 17, 1990 to September 19, 1990; Yerba Buena Center.
- 6) Presentation by Golden Gateway Center of their proposed development on the parcel bounded by Jackson, Drumm and Washington Streets; Embarcadero-Lower Market.
- 7) Authorizing an Amendment (to revise the performance schedule, affordability language and changes the criteria for conveyance of land) to the Land Disposition Agreement with Future Perfect, Inc., for the parcel located on the northwest corner of Keith Street; Hunters Point.
- 8) Authorizing an Amendment (which revises the performance schedule, affordability language and changes the criteria for conveyance of land) to the Land Disposition Agreement with Progress Seven, Inc., for the parcel located at the northerly corner of Newcomb Avenue and Whitney Young Circle; Hunters Point.
- 9) Closed Sessions: (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property locations and entities the Agency may negotiate with are: (i) Central Blocks 1, 2 and 3 and East Block 2 in the Yerba Buena Gardens of Yerba Buena Center with YBG Associates; (ii) Central Blocks 1 and 2 in the Yerba Buena Center with Marriott; (iii) Southeasterly corner of Phelps Street and Williams Avenue in South Bayshore with Michael Feldman; (iv) East side of Third between Hunt and Masset Place in Yerba Buena Center with San Francisco Museum of Modern Art. (b) Personnel.



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REDEVELOPMENT AGENCY  
CITY AND COUNTY OF SAN FRANCISCO

939 ELLIS STREET  
7TH FLOOR COMMISSION BOARD ROOM  
SAN FRANCISCO, CALIFORNIA 94109

REGULAR MEETING • 4:00 P.M.

August 14, 1990

TENTATIVE AGENDA

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AUG 13 1990

SAN FRANCISCO  
PUBLIC LIBRARY

1. Recognition of a Quorum
2. Approval of Minutes: Regular Meetings, July 10, 17, 24 and 31, 1990  
Special Meeting, April 26, 1990
3. Report of the President
4. Report of the Executive Director and Staff
5. Commissioners' Questions and Matters
6. Matters of Unfinished Business
  - (a) Authorizing a \$105,000 loan to Conard House for the rehabilitation of 38 Washburn Street, as part of the Citywide Tax Increment Housing Program. (Resolution No. 187-90) (Continued from August 7, 1990)

Action taken: \_\_\_\_\_

7. Matters of New Business
  - (a) Presentation by Golden Gate Center of their proposed development on the parcel bounded by Jackson, Drumm and Washington Streets; Embarcadero-Lower Market.
  - (b) Authorizing a Request for Qualification for Architectural Services and Confirmation of M. Paul Friedberg as Landscape Architect for Central Block Three (CB-3), Yerba Buena Center. (Resolution No. 204-90)

Action taken: \_\_\_\_\_

- (c) Approval of Letter of Extension to conclude financing arrangements for the Central Block One (CB-1) Parcel sale in Yerba Buena Center Redevelopment Area. (Resolution No. 205-90)

Action taken: \_\_\_\_\_

- (d) Authorizing a \$175,000 loan to Baker Places for the acquisition and rehabilitation of 484 Oak Street, as part of the Citywide Tax Increment Housing Program. (Resolution No. 206-90)

Action taken: \_\_\_\_\_

New Business (cont'd)

- (e) Authorizing a supplemental appropriation to the Personal Services Contract with the Ella Hill Hutch Community Center (EHHCC) to provide employment services in an amount not to exceed \$28,080. (Resolution No. 207-90)

Action taken: \_\_\_\_\_

NOTE: THIS ITEM WILL NOT BE HEARD BEFORE 5:30 P.M.

- (f) Workshop to present the recommendations of the Staff Developer Selection Committee and selection of a Developer for the parcel located at the northeast corner of Fourth and Harrison Streets; Yerba Buena Center. (Resolution No. 208-90)

Action taken: \_\_\_\_\_

8. Matters not appearing on Agenda

9. Persons wishing to address the Members on Non-Agenda, but Agency related Matters

10. Closed Sessions: (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property locations and entities the Agency may negotiate with are: (i) Central Blocks 1, 2 and 3 and East Block 2 in the Yerba Buena Gardens of Yerba Buena Center with YBG Associates; (ii) Southeasterly corner of Phelps Street and Williams Avenue in South Bayshore with Michael Feldman; (iii) East side of Third between Hunt and Masset Place in Yerba Buena Center with San Francisco Museum of Modern Art. (b) Personnel.

11. Adjournment

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REDEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

REGULAR MEETING -- 4:00 P.M., AUGUST 21, 1990

A G E N D A

1. Recognition of a Quorum
2. Approval of Minutes
3. Report of the President
4. Commissioners' Questions and Matters
5. Report of the Executive Director
6. Matters of Unfinished Business
7. Matters of New Business

DOCUMENTS DEPT.

AUG 20 1990

SAN FRANCISCO  
PUBLIC LIBRARY

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing a Second Amendatory Agreement (which revises the conveyance criteria, affordability restriction provisions, Home Owner's Warranty Requirement, and performance schedule) to the Agreement for Disposition of Land for private development with Future Perfect, Inc., in connection with the purchase and development of the parcel located at the westerly side of Keith Street at the project boundary; Hunters Point. (Resolution No. 209-90)
- (b) Authorizing a Second Amendatory Agreement (which revises the conveyance criteria, affordability restriction provision, Home Owner's Warranty Requirement, and performance schedule) to the Agreement for Disposition of Land for private development with Progress Seven, Inc., in connection with the purchase and development of the parcel located at the northerly corner of Newcomb avenue and Whitney Young Circle; Hunters Point. (Resolution No. 210-90)
- (c) Authorizing continuing Exclusive Negotiations with the Fillmore Market Place Associates for the parcel located on the northwest corner of Webster and Eddy Streets; Western Addition A-2. (Resolution No. 211-90)

- (d) Authorizing a Third Amendment to Personal Services Contract HM/WC-1 with Harding Lawson Associates, consulting Engineers, which expands the Scope of Services to all potential development sites designated by the Agency; All Redevelopment Project Areas. (Resolution No. 212-90)
- (e) Designating certain newspapers to be official newspapers of the San Francisco Redevelopment Agency for Publication of Official Notices and Advertisements. (Resolution No. 213-90)

Action taken: \_\_\_\_\_

#### REGULAR AGENDA

- (f) Authorizing the issuance of a Request for Proposals to develop, operate and manage Pier 40; Rincon Point-South Beach. (Resolution No. 214-90)

Action taken: \_\_\_\_\_

- (g) Authorizing a Contract with Young Community Developers, Inc., (YCD) to provide employment development assistance services in the Hunters Point/South Bayshore Area in an amount not to exceed \$150,000. (Resolution No. 215-90)

Action taken: \_\_\_\_\_

- (h) Adoption of the 1990-91 Citywide Tax Increment Housing Program and authorization to expend \$8 Million allocated between five programs. (Resolution No. 216-90)

Action taken: \_\_\_\_\_

- (i) Authorizing an extension of Exclusive Negotiations with Harbor View Investment, Inc. a California Corporation, for the development of a parcel located on the southeast corner of Third and Harrison Streets; Yerba Buena Center. (Resolution No. 217-90)

Action taken: \_\_\_\_\_

- (j) Authorizing Exclusive Negotiations with Taldan Investment Company for the purchase and development of a parcel located at Fourth and Harrison Streets in the Yerba Buena Center Area and rejecting the Offers to Negotiate Exclusively of the other prospective developers; Yerba Buena Center. (Resolution No. 218-90)

Action taken: \_\_\_\_\_

- (k) Discussion of Enterprise Zone Program by Deputy Mayor James Ho.

- (l) SITE VISIT. There will be a site visit to view Shel-Del Heights (Chambers Development) located on Carpenter Court off Whitney Young Circle, Hunters Point on August 28, 1990. The August 21, 1990 meeting will be continued to 2:00 p.m. on August 28, 1990 to conduct this site visit. The continued meeting will reconvene at 939 Ellis Street, Garage Entrance, and then move to the site on Carpenter Court off Whitney Young Circle in Hunters Point to view Shel-Del Heights (Chambers Development).

9. Persons wishing to address the Members on Non-Agenda, but Agency related Matters
10. Closed Sessions: Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property locations and entities the Agency may negotiate with are: (i) Central Blocks 1, 2 and 3 and East Block 2 in the Yerba Buena Gardens of Yerba Buena Center with YBG Associates; (ii) southeast corner of Post and Gough Streets in the Western Addition A-1, with Ou Interest; (iii) east side of Third between Hunt and Masset Place in Yerba Buena Center with San Francisco Museum of Modern Art.
11. Adjournment

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\*PLEASE NOTE CHANGE OF LOCATION OF AUGUST 28, 1990 MEETING\*

SOUTHEAST COMMUNITY COLLEGE  
FACILITY ROOM  
1800 OAKDALE AVENUE  
SAN FRANCISCO, CA

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8/28/90

REDEVELOPMENT AGENCY  
CITY AND COUNTY OF SAN FRANCISCO

PLEASE NOTE CHANGE OF MEETING LOCATION

**SOUTHEAST COMMUNITY COLLEGE**  
**□ FACILITY ROOM □**  
**1800 OAKDALE AVENUE AT PHELPS ST.**  
**SAN FRANCISCO, CALIFORNIA**  
(Enter on Phelps Street between  
Newcomb & McKinnon Avenues)

**REGULAR MEETING • 4:00 P.M. • AUGUST 28, 1990**

**A G E N D A**

1. Recognition of a Quorum
2. Approval of Minutes: Regular Meeting, August 7, 1990
3. Report of the President
4. Commissioners' Questions and Matters
5. Report of the Executive Director: Status Report on the Housing and Economic Development Programs for the Hunters Point and India Basin Redevelopment Projects and South Bayshore.
6. Matters of Unfinished Business

- (a) Authorizing Exclusive Negotiations with Taldan Investment Company for the development of a parcel located at the northeast corner of Fourth and Harrison Streets in the Yerba Buena Center Area and rejecting the Offers to Negotiate Exclusively of the other prospective developers; Yerba Buena Center. (Resolution No. 218-90)

Action taken: \_\_\_\_\_

7. Matters of New Business

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing the execution of Assignment of Multiservice Center purchase options, located at 525 Fifth Street and 1001 Polk Street to the City and County of San Francisco. (Resolution No. 219-90)
- (b) Authorizing a Contract for Graphic Design Services with Yamasaki Design for New Agency Stationery. (Resolution No. 220-90)

Action taken: \_\_\_\_\_

OVER

REGULAR AGENDA

- (c) Workshop on proposed Housing Affordability Program for Hunter's Point School Site located on the southeast corner of Kiska Road and Ingalls Street with Housing Conservation and Development Corporation.
- (d) Public Hearing to hear all persons interested in authorizing an option for Development Sublease for the parcel which is bounded by King Street, Townsend Street and The Embarcadero; Rincon Point-South Beach.

Authorizing an Option for Development Sublease Agreement with BRIDGE Housing Corporation for Site K, bounded by King and Townsend Streets; Rincon Point-South Beach. (Resolution No. 221-90)

Action taken: \_\_\_\_\_

- (e) Approving a minor additional building volume above the 40 foot height limit for BRIDGE Housing Corporation's proposed development on Site K, bounded by King and Townsend Streets; Rincon Point-South Beach. (Resolution No. 222-90)

Action taken: \_\_\_\_\_

- (f) Authorizing a Memorandum of Agreement with the International Federation of Professional and Technical Engineers, Local 21. (Resolution No. 223-90)

Action taken: \_\_\_\_\_

- (g) Awarding a Professional Services Contract to Environmental Science Associates in an amount not to exceed \$150,000 for the preparation of the required Environmental Review Documents for the City/County's proposed Enterprise Zone Program Application. (Resolution No. 224-90)

Action taken: \_\_\_\_\_

- (h) Approving an Option Agreement between Delancey Street Foundation and Embarcadero Triangle Associates for the Assignment of the development Sublease between the Agency and Delancey Street Foundation for the Embarcadero Triangle property; Rincon Point-South Beach. (Resolution No. 225-90)

Action taken: \_\_\_\_\_

- 7. Matters not appearing on Agenda
- 8. Persons wishing to address the Members on Non-Agenda, but Agency related Matters
- 9. Closed Sessions: Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with is: (a) southeasterly corner of Phelps Street and Williams Avenue in South Bayshore with Michael Feldman.
- 10. Adjournment

PLEASE NOTE CHANGE OF MEETING LOCATION

**SOUTHEAST COMMUNITY COLLEGE**  
**□ FACILITY ROOM □**  
**1800 OAKDALE AVENUE AT PHELPS ST.**  
**SAN FRANCISCO, CALIFORNIA**  
**(Enter on Phelps Street between**  
**Newcomb & McKinnon Avenues)**

QUINT STREET

STREET

STREET

JERROLD

KIRKWOOD

LASALLE

MCKINNON

NEWCOMB

NEWHALL

PHELPS

PARKING

ENTRANCE

**SOUTHEAST  
COMMUNITY COLLEGE**  
1800 Oakdale Avenue at  
Phelps Street

OAKDALE

AVENUE

DUNSHEE



NOT TO SCALE  
8-20-90



CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

AUG 28 1990

SAN FRANCISCO  
PUBLIC LIBRARY

REGULAR MEETING -- 4:00 P.M., SEPTEMBER 4, 1990

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON FRIDAY, AUGUST 31, 1990, AND IT WILL ALSO BE POSTED ON THE FRONT DOOR OF 939 ELLIS STREET AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 771-8800, EXTENSION 410.

- 1) Authorizing a Contract for moving services for the move of Agency Offices.
- 2) Authorizing execution of Acquisition and Maintenance Agreements for office copiers.
- 3) Authorizing acceptance of \$6,000 from the Martin Luther King, Jr. Fund Raising Committee and authorizing expenditure of \$6,000 of Agency Funds for selection of the artist for the Martin Luther King, Jr. Memorial; Yerba Buena Center.
- 4) Authorizing an extension of Exclusive Negotiations with Housing Conservation and Development Corporation and John P. Hunters for Hunter's Point School Site located on the southeast corner of Kiska Road and Ingalls Street; Hunters Point.
- 5) Awarding Site Improvement Contract No. 35 to Coastal Construction Project Management, Inc. in the amount of \$16,208.50 for sidewalk modifications at Bell and Bass Courts; Hunters Point.
- 6) Authorizing a settlement of the claim of G & H Developers in the amount of \$10,000.
- 7) Closed Sessions: Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (a) southeasterly corner of Phelps Street and Williams Avenue in South Bayshore with Michael Feldman; (b) southeast corner of Post and Cough Streets in the Western Addition A-1, with Ou Interest; (c) east side of Third between Hunt and Masset Place in Yerba Buena Center with San Francisco Museum of Modern Art; (d) Central Blocks 1 and 2 in the Yerba Buena Center with Marriott; (e) northeast corner of Ellis and Fillmore Streets in the Western Addition A-2 with Western Commercial Partnership II; and (f) northeast corner of Fillmore and Eddy Streets, Western Addition A-2, with Fillmore Renaissance Associates.



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#3  
9/4/90

REDEVELOPMENT AGENCY  
CITY AND COUNTY OF SAN FRANCISCO

939 ELLIS STREET  
7TH FLOOR COMMISSION BOARD ROOM  
SAN FRANCISCO, CALIFORNIA 94109

REGULAR MEETING • 4:00 P.M.

September 4, 1990  
A G E N D A

1. Recognition of a Quorum
2. Approval of Minutes
3. Report of the President
4. Commissioners' Questions and Matters
5. Report of the Executive Director
6. Matters of Unfinished Business

- (a) Authorizing the issuance of a Request for Proposals to develop, operate and manage Pier 40; Rincon Point-South Beach. (Resolution No. 214-90)  
(Staff will request this item be continued to September 11, 1990)

Action taken: \_\_\_\_\_

7. Matters of New Business

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing continuing Exclusive Negotiations with the Housing Conservation and Development Corporation and John P. Hunter for the Disposition and Development of a parcel located adjacent to the Hunters Point Project Area at Kiska Road and Ingalls Street. (Resolution No. 226-90)
- (b) Awarding Site Improvement Contract No. 35 to Coastal Construction Project Management, Inc. in the amount of \$16,208.50 for sidewalk modifications at Bell Court and Bass Circle; Hunters Point. (Resolution No. 227-90)

- (c) Authorizing a settlement of the claim of G & H Developers in the amount of \$10,000. (Resolution No. 228-90)

Action taken: \_\_\_\_\_

REGULAR AGENDA

- (d) Authorizing acceptance of \$6,000 from the Martin Luther King, Jr. Fund Raising Committee and authorizing expenditure of \$6,000 of Agency Funds for selection of the artist for the Martin Luther King, Jr. Memorial; Yerba Buena Center. (Resolution No. 229-90)

Action taken: \_\_\_\_\_

- (e) Authorizing a Contract with Norcal Moving Services for the relocation of Agency Offices. (Resolution No. 230-90)

Action taken: \_\_\_\_\_

8. Matters not appearing on Agenda
9. Persons wishing to address the Members on Non-Agenda, but Agency related Matters
10. Closed Sessions: Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (a) southeasterly corner of Phelps Street and Williams Avenue in South Bayshore with Michael Feldman; (b) east side of Third between Hunt and Masset Place in Yerba Buena Center with San Francisco Museum of Modern Art; (c) Central Blocks 1 and 2 and 3 and East Block 2 in the Yerba Buena Gardens of Yerba Buena Center with YBG Associates; (d) northeast corner of Ellis and Fillmore Streets in the Western Addition A-2 with Western Commercial Partnership II; and (e) northeast corner of Fillmore and Eddy Streets, Western Addition A-2, with Fillmore Renaissance Associates.
11. Adjournment

REDEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

DOCUMENTS DEPT.  
SEP-11-1990  
PUBLIC LIBRARY

1/90  
REGULAR MEETING -- 4:00 P.M., SEPTEMBER 11, 1990

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON FRIDAY, SEPTEMBER 7, 1990, AND IT WILL ALSO BE POSTED ON THE FRONT DOOR OF 939 ELLIS STREET AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 771-8800, EXTENSION 410.

- 
- 1) Authorizing execution of acquisition and Maintenance Agreement for Office Copiers.
  - 2) Authorizing execution of a Contract for a Sound System for the Agency Commission Meeting Room.
  - 3) Public Hearing and authorizing an Agreement for Disposition of Land for Private Development with the Bush Street Synagogue Cultural Center for the purchase and rehabilitation of the property located at 1881 Bush Street and the purchase and development of the parcel located at the northeast corner of Bush and Laguna Streets; Western Addition A-2.
  - 4) Authorizing a loan in the amount of \$800,000 from the Citywide Housing Program to Catholic Charities for 111 Jones Street.
  - 5) Authorizing and approving a special amendment to the Seventh Amendment to the restated and amended Disposition and Development Agreement with YBG Associates; Yerba Buena Center.
  - 6) Authorizing a Second Amendment which makes certain changes to the Personal Services Contract for acquisition appraisal services with Appraisal Research Company.
  - 7) Authorizing a First Amendment which increases the amount payable by \$15,000 and makes certain other changes to the personal services contract for acquisition appraisal services with Carneghi-Bautovich & Partners, Inc., formerly Mills-Carneghi-Bautovich, Inc.
  - 8) Authorizing a First Amendment which increases the amount payable by \$20,000 and makes certain other changes to the personal services contract for acquisition appraisal services with Yovino-Young, Incorporated.
  - 9) Authorizing a Second Amendment which makes certain changes to the personal services contract for acquisition appraisal services with Real Estate Research Corporation.
  - 10) Authorizing a Fifth Amendment which makes certain changes to the personal services contract for economic urban land consulting services with Keyser Marston Associates, Inc.

OVER

- 11) Closed Sessions: Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (a) southeasterly corner of Phelps Street and Williams Avenue in South Bayshore with Michael Feldman; (b) Central Blocks 1 and 2 and 3 and East Block 2 in the Yerba Buena Gardens of Yerba Buena Center with YBG Associates; (c) Central Blocks 1 and 2 in the Yerba Buena Center with Marriott.

\*\*\*\*\*  
Prepared and mailed September 4, 1990

5  
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REDEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

REGULAR MEETING -- 4:00 P.M., SEPTEMBER 11, 1990

A G E N D A

1. Recognition of a Quorum
2. Approval of Minutes
3. Report of the President
4. Report of the Executive Director
5. Commissioners' Questions and Matters
6. Matters of Unfinished Business
7. Matters of New Business

DOCUMENTS DEPT.

SEP

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CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing a Second Amendment which makes certain changes to the Personal Services Contract for Professional Services with Appraisal Research Company. (Resolution No. 231-90)
- (b) Authorizing a First Amendment which increases the amount payable by \$15,000 and makes certain changes to the Personal Services Contract for Professional Services with Carneghi-Bautovich & Partners, Inc., formerly Mills-Carneghi-Bautovich, Inc. (Resolution No. 232-90)
- (c) Authorizing a First Amendment which increases the amount payable by \$30,000 and makes certain other changes to the Personal Services Contract for Professional Services with Yovino-Young, Incorporated. (Resolution No. 233-90)
- (d) Authorizing a Second Amendment which makes certain changes to the Personal Services Contract for Professional Services with Real Estate Research Corporation. (Resolution No. 234-90)
- (e) Authorizing a Fifth Amendment which increases the amount payable by \$40,000 and makes certain other changes to the Personal Services Contract for Professional Services with Keyser Marston Associates, Inc. (Resolution No. 235-90)

Action taken: \_\_\_\_\_

OVER

REGULAR AGENDA

- (f) Public Hearing to hear all persons interested in a Land Disposition Agreement for private development with the Bush Street Synagogue Cultural Center for the property located at 1881 Bush Street and the purchase and development of the parcel located at the southeasterly corner of Bush and Laguna Streets; Western Addition A-2.

Authorizing execution of an Agreement for Disposition of Land for private development with the Bush Street Synagogue Cultural Center, for the purchase and rehabilitation of 1881 Bush Street, and for the purchase and development of the parcel located at the southeasterly corner of Bush and Laguna Streets; Western Addition A-2. (Resolution No. 236-90)

Action taken: \_\_\_\_\_

- (g) Authorizing the execution of a \$800,000 loan to Catholic Charities of the Archdiocese of San Francisco for the development of 111 Jones Street, as part of the Citywide Tax Increment Housing Program. (Resolution No. 237-90) (STAFF RECOMMENDS THIS ITEM BE CONTINUED TWO WEEKS)

Action taken: \_\_\_\_\_

- (h) Authorizing execution of Acquisition and Maintenance Agreements with Xerox Corporation for Office Copiers in an amount not to exceed \$57,540. (Resolution No. 238-90)

Action taken: \_\_\_\_\_

- (i) Authorizing Edward Helfeld, Executive Director, to travel to Chicago, Illinois to attend the ULI Conference October 31 - November 3, 1990 in an amount not to exceed \$2,500.00. (Resolution No. 239-90)

Action taken: \_\_\_\_\_

7. Matters not appearing on Agenda
8. Persons wishing to address the Members on Non-Agenda, but Agency related Matters
9. Closed Sessions: Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (a) southeasterly corner of Phelps Street and Williams Avenue in South Bayshore with Michael Feldman; (b) Central Blocks 1 and 2 and 3 and East Block 2 in the Yerba Buena Gardens of Yerba Buena Center with YBG Associates; (c) Central Blocks 1 and 2 in the Yerba Buena Center with Marriott; (d) parcel bounded by Jackson, Drumm and Washington Streets, Embarcadero-Lower Market, with Golden Gateway Center.
10. Adjournment

939 ELLIS STREET  
7TH FLOOR COMMISSION BOARD ROOM  
SAN FRANCISCO, CALIFORNIA 94109

EFFECTIVE OCTOBER 1, 1990, THE AGENCY'S NEW ADDRESS IS:

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CALIFORNIA 94102

REGULAR MEETING • 4:00 P.M.

A G E N D A

September 18, 1990

1. Recognition of a Quorum
2. Approval of Minutes
3. Report of the President
4. Report of the Executive Director
5. Commissioners' Questions and Matters
6. Matters of Unfinished Business
  - (a) Authorizing rental payments to Konica Business Machines U.S.A. for Office Copiers. (Resolution No. 238-90)

Action taken: \_\_\_\_\_

7. Matters of New Business

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing a First Amendatory Agreement which revises the Performance Schedule of the Agreement for Disposition of Land for private development with Sprincin Development Partners IX, for the parcels bounded by Fulton, McAllister, Fillmore and Steiner Streets; Western Addition A-2. (Resolution No. 241-90)

OVER

- (b-1) Authorizing a Second Amendment to the Janitorial Services Contract with West Coast Maintenance Services to extend the term and increase the compensation by \$3,000. (Resolution No. 242-90)
- (b-2) Authorizing an extension of the lease for office space with the Bay Area Air Quality Management District with a cost not to exceed \$11,939. (Resolution No. 243-90)

Action taken: \_\_\_\_\_

REGULAR AGENDA

- (c) Authorizing the Adoption of a revised Economic Development Policy Statement as a supplement to the Mission Statement that was adopted on April 11, 1989. (Resolution No. 244-90)

Action taken: \_\_\_\_\_

- (d) Authorizing a Letter of Extension to conclude financing arrangements for the Central Block One (CB-1) Parcel Sale; Yerba Buena Center. (Resolution No. 245-90)

Action taken: \_\_\_\_\_

- (e) Authorizing an interim sick leave and vacation transfer policy Agency-Wide. (Resolution No. 246-90)

Action taken: \_\_\_\_\_

- (f) Authorizing the expenditure of \$51,025 to purchase computers and related equipment and software. (Resolution No. 247-90)

Action taken: \_\_\_\_\_

- (g) Authorizing sale of residual asset value of Opera Plaza Bonds. (Resolution No. 248-90) (Staff recommends this item be continued to October 9th.)

Action taken: \_\_\_\_\_

- (h) Authorizing the purchase of 345 Williams Avenue (the approximate westerly 2.122 acres of Lot 1, in Assessor's Block 5423A, in the City and County of San Francisco, located at the southeasterly corner of Williams Avenue and Phelps Street, from 345 Williams Avenue. (Resolution No. 249-90)

Action taken: \_\_\_\_\_

- (i) Authorizing the disbursement of \$1,250,000 in funds to Hospice By the Bay for acquisition of 141 Leland and 5-11 Peabody Street as part of the City-Wide Tax Increment Housing Program. (Resolution No. 250-90)

Action taken: \_\_\_\_\_

7. Matters not appearing on Agenda
8. Persons wishing to address the Members on Non-Agenda, but Agency matters.
9. Closed Sessions: Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (a) Central Blocks 1, 2 and 3 and East Block 2 in the Yerba Buena Gardens of Yerba Buena Center with YBG Associates; (b) Central Blocks 1 and 2 in the Yerba Buena Center with Marriott; (c) southeasterly corner of Phelps Street and Williams Avenue in South Bayshore with Michael Feldman.
10. Adjournment.



REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO

3F  
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#3  
9/25/90

939 ELLIS STREET  
7TH FLOOR COMMISSION BOARD ROOM  
SAN FRANCISCO, CALIFORNIA 94109

EFFECTIVE OCTOBER 1, 1990, THE AGENCY'S NEW ADDRESS IS:

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CALIFORNIA 94102

REGULAR MEETING • 4:00 P.M.

A G E N D A

SEPTEMBER 25, 1990

1. Recognition of a Quorum
2. Approval of Minutes
3. Report of the President
4. Report of the Executive Director
5. Commissioners' Questions and Matters
6. Matters of Unfinished Business
  - (a) Authorizing an Agreement for Disposition of Land for private development with the Bush Street Synagogue Cultural Center, for the purchase and rehabilitation of 1881 Bush Street, and for the purchase and development of the parcel located at the southeasterly corner of Bush and Laguna Streets; Western Addition A-2. (Resolution No. 236-90)
  - (b) Authorizing an \$800,000 loan to Catholic Charities of the Archdiocese of San Francisco for the development of 111 Jones Street, as part of the Citywide Tax Increment Housing Program. (Resolution No. 237-90)

Action taken: \_\_\_\_\_

7. Matters of New Business

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing a Third Amendatory Agreement which revises the performance dates of the Agreement for Disposition of Land for private development with Fillmore Renaissance Associates, L.P., for the parcel located at the northeast corner of Fillmore and Eddy Streets; Western Addition A-2. (Resolution No. 251-90)

OVER

- (b) Authorizing a Ninth Amendatory Agreement, which revises the allowed development costs of the Agreement for Disposition of Land for Private Development with WDG-IV Westwood Condominiums, for the parcels located at the southeast corner of Sutter and Steiner Streets; Western Addition A-2: (Resolution No. 252-90)
- (c) Authorizing the Amendment of Loan Agreements and Resolutions for various Rehabilitation Loan Programs. (Resolution No. 253-90)

Action taken: \_\_\_\_\_

REGULAR AGENDA

- (d) Authorizing a Fifth Amendment, which increases the amount payable by \$116,500 and makes other changes, to the Architecture Agreement with James Stewart Polshek; Yerba Buena Center. (Resolution No. 254-90)

Action taken: \_\_\_\_\_

- (e) Authorizing a Sixth Amendment, which designates Houston Conwill as Artist for the Martin Luther King, Jr. Memorial, provides \$30,000 for designing the Memorial and makes related changes to the Architecture Agreement with MGA Partners; Yerba Buena Center. (Resolution No. 255-90)

Action taken: \_\_\_\_\_

NOTE: THIS ITEM WILL NOT BE HEARD BEFORE 5:00 p.m.

- (f) Report on and consideration of the conditions requested by Bernal Heights East and South Slope Project Area Committee.

Action taken: \_\_\_\_\_

- 8. Matters not appearing on Agenda
- 9. Persons wishing to address the Members on Non-Agenda, but Agency matters.
- 10. Closed Sessions: Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (a) Central Blocks 1, 2 and 3 and East Block 2 in the Yerba Buena Gardens of Yerba Buena Center with YBG Associates; (b) Central Blocks 1 and 2 in the Yerba Buena Center with Marriott.
- 11. Adjournment.

REGULAR MEETING -- 4:00 P.M. OCTOBER 2, 1990

DOCUMENTO 100T.

SEP 26 1990

Public Health

☐ NOTICE ☐ NOTICE ☐ NOTICE ☐

**NEW MEETING LOCATION**   ☐   **NEW MEETING LOCATION**

**EFFECTIVE OCTOBER 1, 1990**

THE AGENCY'S NEW ADDRESS AND TELEPHONE NUMBER WILL BE:

**770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA 94102  
(415) 749-2400**

[illegible]

- ★ When you attend the October 9, 1990 Redevelopment Agency Meeting, please come to the Commission Board Room on the Third (3rd) Floor at 770 Golden Gate Avenue (corner of Gough Street), San Francisco, California.



SF  
R35  
#3  
10/9/90

REDEVELOPMENT AGENCY  
CITY AND COUNTY OF SAN FRANCISCO

770 GOLDEN GATE AVENUE  
3RD FLOOR COMMISSION BOARD ROOM  
SAN FRANCISCO, CALIFORNIA 94102

REGULAR MEETING • 4:00 P.M.

OCTOBER 9, 1990  
A G E N D A

1. Recognition of a Quorum
2. Approval of Minutes
3. Report of the President
4. Report of the Executive Director
5. Commissioners' Questions and Matters
6. Matters of Unfinished Business

- (a) Authorizing sale of residual asset value of Opera Plaza Bonds. (Resolution No. 248-90) (continued from meeting of September 18, 1990)

Action taken: \_\_\_\_\_

- (b) Authorizing an LDA with Bush Street Synagogue Cultural Center for the purchase and rehabilitation of 1881 Bush Street, and for the purchase and development of the parcel located at the southeasterly corner of Bush and Laguna Streets; Western Addition A-2. (Resolution No. 236-90) (Continued from the meeting of September 25, 1990)

Action taken: \_\_\_\_\_

ITEM 6(c) WILL NOT BE HEARD BEFORE 5:00 P.M.

- (c) Report on and consideration of the conditions requested by Bernal Heights East and South Slope Project Area Committee. (Continued from meeting of September 25, 1990)

Action taken: \_\_\_\_\_

7. Matters of New Business

- (a) Authorizing an Owner Participation Agreement Participation Agreement with the Roman Catholic Welfare Corporation of San Francisco in connection with the clearance and development of the property located at the northwesterly corner of Gough and Eddy Streets; Western Addition A-1. (Resolution No. 256-90)

Action taken: \_\_\_\_\_

OVER

- (e) Authorizing Exclusive Negotiations with Kenneth S. Miller for the purchase, move and rehabilitation of the Pier 42 Bulkhead Building; Rincon Point-South Beach. (Resolution No. 257-90)

Action taken: \_\_\_\_\_

8. Matters not appearing on Agenda.
9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
10. Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (a) Central Blocks 1, 2 and 3 and East Block 2 in the Yerba Buena Gardens of Yerba Buena Center with YBG Associates; (b) Central Blocks 1 and 2 in the Yerba Buena Center with Marriott; (c) Southeast corner of Post and Gough Streets in the Western Addition A-1 with Ou Interest; (d) 225-227 Shipley Street, 229-231 Shipley Street, and 233-235 Shipley Street; South of Market Earthquake Recovery Redevelopment Project Area with Jeff Burgess.
11. Adjournment

# A T T E N T I O N

## **RESIDENTS OF GOLDEN GATEWAY AND INTERESTED PERSONS**

□ □ □ □ □

### **ANNOUNCEMENT**

The Redevelopment Agency Commission, at its regular meeting on Tuesday, October 23, 1990, will discuss the Golden Gateway Landing Development Proposal by Perini Land Corporation.

**NOTE:** The Agency Commission meeting starts at 4:00 p.m., however, the Golden Gateway item will not be heard before 5:30 p.m.

□ □ □ □ □

**For additional information, please contact:**

**Thomas G. Conrad, Chief  
Planning & Programming**

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**Effective October 1, 1990**

**the Agency's new address and telephone number will be:**

**770 Golden Gate Avenue  
San Francisco, CA 94102  
(415) 749-2400**

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**(The Agency Commission Meeting will be held in  
the Commission Board Room on the 3rd Floor)**



SF  
R35  
#3  
10/16/90

REDEVELOPMENT AGENCY  
CITY AND COUNTY OF SAN FRANCISCO

770 GOLDEN GATE AVENUE  
3RD FLOOR COMMISSION BOARD ROOM  
SAN FRANCISCO, CALIFORNIA 94102

DOCUMENTS DEPT.

REGULAR MEETING • 4:00 P.M.

OCTOBER 16, 1990

TENTATIVE AGENDA

OCT 11 1990

SAN FRANCISCO  
PUBLIC LIBRARY

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON FRIDAY, OCTOBER 12, 1990, AND IT WILL ALSO BE POSTED ON THE FRONT DOOR OF 770 GOLDEN GATE AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 749-2457.

- 1) Approving expenditure of \$82,200 to purchase computers, related equipment and software from various vendors.
- 2) Authorizing payment of Honorarium and travel expenses for William Strickland from the Bidwell Training Center in an amount not to exceed \$2,550.
- 3) Authorizing a loan in the amount of \$275,000 with Mission Housing Development Corp. for acquisition of 3019 23rd Street.
- 4) Authorizing a loan in the amount of \$276,520 with Tenderloin Neighborhood Development Corp. for rehabilitation of 391 Leavenworth Street.
- 5) Authorizing a loan in the amount of \$300,000 with Tenderloin Neighborhood Development Corp. for rehabilitation of 44 McAllister Street.
- 6) Authorizing a loan in the amount of \$117,000 with Tennessee Street Housing Corp. for acquisition of 712 Tennessee Street.
- 7) Authorizing an expenditure of \$30,000 for Street Lighting in the vicinity of the Polk Street Multi-Service Center.
- 8) Authorizing an expenditure of \$15,000 for an Economic Feasibility Study with Recht Hausrath in connection with the sale of Mello Roos Bonds for Yerba Buena Gardens; Yerba Buena Center.
- 9) Authorizing issuance of \$23,000,000 of Tax Increment Bonds for funding of Budget for Fiscal Year 1990-91 and approving final documents.

OVER

- 10) Authorizing re-entering into Exclusive Negotiations with San Francisco Associates Development Group for the parcel located at the northeast corner of Divisadero and Ellis; Western Addition A-2.
- 11) Authorizing negotiations with Jeff Burgess for the acquisition of 225-227, 229-231 and 233-235 Shipley Street; South of Market Earthquake Recovery Redevelopment Project Area.
- 12) Closed Sessions: Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (a) Central Blocks 1, 2 and 3 and East Block 2 in the Yerba Buena Gardens of Yerba Buena Center with YBG Associates; (b) Central Blocks 1 and 2 in the Yerba Buena Center with Marriott; (c) 336-338 Fifth Street, 342 Fifth Street, 348-350 Fifth Street, 215-217 Shipley Street, 219-221 Shipley Street with Charles T. Fetterman; (d) 195 Seventh Street with William L. Ferdor III; (e) 185 Seventh Street with Alphonsine V. Grialou; (f) 173 Seventh Street with Florence Meyer and Pearl Stock; (g) 169 Seventh Street, 591 Natoma Street with L.J. Janiszewski; (h) 585 Natoma Street, 583 Natoma Street with Motels of San Francisco, Inc.; (i) 475-477 Tehama Street with Charles Gibbs, Jr.; (j) 479 Tehama Street with Dominic and Alma Tassio; (k) 481-483 Tehama Street with Donald Tarantino and Peter Blake; (l) 485-487 Tehama Street with Daniel and Mary Patterson; (m) 900-924 Folsom Street with 900 Folsom Street Partnership.

\*\*\*\*\*  
Prepared and mailed October 10, 1990

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0/23/90

REDEVELOPMENT AGENCY  
CITY AND COUNTY OF SAN FRANCISCO

770 GOLDEN GATE AVENUE  
3RD FLOOR COMMISSION BOARD ROOM  
SAN FRANCISCO, CALIFORNIA 94102

REGULAR MEETING • 4:00 P.M.

OCTOBER 23, 1990

A G E N D A

- DOCUMENTS DEPT.  
OCT 23 1990  
FIVE O'CLOCK  
TELEVISION
1. Recognition of a Quorum
  2. Approval of Minutes: Regular Meeting: June 26, 1990  
Closed Sessions: June 5, 12, 19 and  
26th, 1990
  3. Report of the President
  4. Report of the Executive Director
  5. Commissioners' Questions and Matters
  6. Matters of Unfinished Business
    - (a) Authorizing issuance of \$23,000,000 of Tax Increment Bonds for funding of Budget for fiscal year 1990-91 and approving final documents. (Resolution No. 260-90)

Action taken: \_\_\_\_\_

7. Matters of New Business

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing an extension of Exclusive Negotiations with Harrison Investment, Inc. for the development of the parcel located on the southeast corner of Third and Harrison Streets; Yerba Buena Center.  
(Resolution No. 271-90)
- (b) Authorizing an expenditure of funds estimated not to exceed \$45,382 to Curtis Day and Associates for renewal of insurance for South Beach Harbor.  
(Resolution No. 272-90)

Action taken: \_\_\_\_\_

OVER

## REGULAR AGENDA

- (c) Authorizing a Memorandum of Understanding with Cala Foods, Inc., regarding the development and operation of a full service supermarket at 345 Williams Avenue, located at the southeasterly corner of Williams Avenue and Phelps Street; South Bayshore. (Resolution No. 273-90)

Action taken: \_\_\_\_\_

- (d) Authorizing a Seventh Amendment which increases the amount payable by \$30,000 and makes certain other changes to the Record Architect Agreement with Robinson, Mills and Williams; Yerba Buena Center. (Resolution No. 274-90)

Action taken: \_\_\_\_\_

- (e) Authorizing Agency Staff to negotiate for the acquisition of selected parcels located in the South of Market Earthquake Recovery Redevelopment Project Area. (Resolution No. 275-90)

Action taken: \_\_\_\_\_

- (f) Report by Operation Sentinel on Fair Housing Monitoring of Bond-Financed Projects in Redevelopment Areas.

Action taken: \_\_\_\_\_

## THIS ITEM WILL NOT BE HEARD BEFORE 5:30

- (g) Deferring Action on the Golden Gateway Landing Proposal. (Resolution No. 276-90)

Action taken: \_\_\_\_\_

7. Matters not appearing on Agenda
8. Persons wishing to address the Members on Non-Agenda, but Agency related matters
9. Closed Sessions: (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) Central Blocks 1, 2 and 3 and East Block 2 in the Yerba Buena Gardens of Yerba Buena Center with YBG Associates; (ii) Central Blocks 1 and 2 in the Yerba Buena Center with Marriott; (iii) East side of Third between Hunt and Masset Place in Yerba Buena Center with San Francisco Museum of Modern Art; (iv) northeast corner of Fourth and Harrison Streets in Yerba Buena Center with Taldan Investment Company and (b) Pursuant to Government Code Section 54956.9 regarding the possibility of initiating litigation with respect to violations of non-discrimination provisions in certain Agency Land Disposition Agreements and Owner Participation Agreement.
10. Adjournment

SF  
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10-30-90

REDEVELOPMENT AGENCY  
CITY AND COUNTY OF SAN FRANCISCO

770 GOLDEN GATE AVENUE  
3RD FLOOR COMMISSION BOARD ROOM  
SAN FRANCISCO, CALIFORNIA 94102

REGULAR MEETING • 4:00 P.M.

OCTOBER 30, 1990

A G E N D A

MEETS DEPT.

OCT 29 1990

PUBLIC LIBRARY

1. Recognition of a Quorum
2. Approval of Minutes: Regular Meetings, September 18 and 25, 1990  
Closed Session, July 10, 1990
3. Report of the President
4. Report of the Executive Director
5. Commissioners' Questions and Matters
6. Matters of Unfinished Business

- (a) Authorizing and directing the execution of loan agreements relating to the issuance of certain bonds by the City and County of San Francisco Redevelopment Authority, approving final official statement relating to such bonds, authorizing and approving other matters properly relating thereto. (Resolution No. 260-90)

Action taken: \_\_\_\_\_

- (b) Authorizing a Seventh Amendment which increases the amount payable by \$30,000 and makes certain other changes to the Record Architect Agreement with Robinson, Mills and Williams; Yerba Buena Center. (Resolution No. 274-90)

Action taken: \_\_\_\_\_

7. Matters of New Business

- (a) Workshop on Design Progress of the Esplanade; Yerba Buena Center.
- (b) Authorization of a request for Program Concepts for the Children's Place on Central Block Three (CB-3); Yerba Buena Center. (Resolution No. 278-90)

Action taken: \_\_\_\_\_

- (c) Approval of Letter of Extension to conclude financing arrangements for the Central Block One (CB-1) Parcel Sale; Yerba Buena Center. (Resolution No. 279-90)

Action taken: \_\_\_\_\_

OVER

- (d) Authorizing a Second Amendment which increases the amount payable and makes certain other changes to the Personal Services Contract for Professional Services with Yovino-Young, Incorporated. (Resolution No. 280-90)

Action taken: \_\_\_\_\_

8. Matters not appearing on Agenda
9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
10. Closed Session Matters: (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) Central Blocks 1, 2 and 3 and East Block 2 in the Yerba Buena Gardens of Yerba Buena Center with YBG Associates; (ii) Central Blocks 1 and 2 in the Yerba Buena Center with Marriott; (iii) East side of Third between Hunt and Massett Place in Yerba Buena Center with San Francisco Museum of Modern Art; (iv) Northeast corner of Fourth and Harrison Streets in Yerba Buena Center with Taldan Investment Company; (b) Pursuant to Government Code Section 54957 on Personnel; (c) Pursuant to Government to Government Code Section 54956.9 litigation. The name of the case is Gala v. San Francisco Redevelopment Agency and the City and County of San Francisco, Municipal Court No. 007125.
11. Adjournment

SF  
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11/6/90

REDEVELOPMENT AGENCY  
CITY AND COUNTY OF SAN FRANCISCO

770 GOLDEN GATE AVENUE  
3RD FLOOR COMMISSION BOARD ROOM  
SAN FRANCISCO, CALIFORNIA 94102

REGULAR MEETING • 4:00 P.M.

NOVEMBER 6, 1990

A G E N D A

1. Recognition of a Quorum
2. Approval of Minutes
3. Report of the President
4. Report of the Executive Director
5. Commissioners' Questions and Matters
6. Matters of Unfinished Business
7. Matters of New Business

DOCUMENTS DEPT.

NOV 5 1990

SAN FRANCISCO  
PUBLIC LIBRARY

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Designating and authorizing certain Personnel to administer certain Bank Accounts. (Resolution No. 281-90)
- (b) Authorizing a Tenth Amendatory Agreement which revises the Schedule of Performance of the Agreement for Disposition of Land for Private Development with WDG-IV Westwood Condominiums, for parcels located at the southeast corner of Sutter and Steiner Streets; Western Addition A-2. (Resolution No. 282-90)

Action taken: \_\_\_\_\_

REGULAR AGENDA

- (c) Authorizing a Cooperation Agreement between the Redevelopment Agency and the Department of City Planning for the purpose of defining the roles of the parties in the implementation of the South of Market Earthquake Recovery Redevelopment Plan. (Resolution No. 283-90)

Action taken: \_\_\_\_\_

OVER

- (d) Authorizing Expenditure of Funds not to exceed \$189,000 to the Department of Public Works for the Building Permit Fees for the Visual Arts Center Building and the Yerba Buena Theater Building; Yerba Buena Center.  
(Resolution No. 284-90)

Action taken: \_\_\_\_\_

7. Matters not appearing on Agenda.
8. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
9. Closed Sessions: (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) Central Blocks 1, 2 and 3 and East Block 2 in the Yerba Buena Gardens of Yerba Buena Center with YBG Associates; (ii) Northeast corner of Fourth and Harrison Streets in Yerba Buena Center with Taldan Investment Company; (b) Pursuant to Government Code Section 54957 on Personnel.
10. Adjournment

SF  
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11/13/90

REDEVELOPMENT AGENCY  
CITY AND COUNTY OF SAN FRANCISCO

770 GOLDEN GATE AVENUE  
3RD FLOOR COMMISSION BOARD ROOM  
SAN FRANCISCO, CALIFORNIA 94102

REGULAR MEETING • 4:00 P.M.

NOVEMBER 13, 1990

A G E N D A

1. Recognition of a Quorum
2. Approval of Minutes: Regular Meetings, August 14, 21 and 28th, 1990;  
  
Closed Sessions, July 17, 24 and 31st, 1990
3. Report of the President
4. Report of the Executive Director: Progress Report on Fair Housing Audits conducted by Operation Sentinel
5. Commissioners' Questions and Matters
6. Matters of Unfinished Business
7. Matters of New Business
  - (a) Presentation by Edwin Lee of the Mayor's Office on the Mayor's Executive Directive on the City's Minority, Women and Local Business Enterprise Program.
  - (b) Authorizing payment of \$2,200 in fees to Judicial Arbitration and Mediation Services, Inc. for the binding arbitration between the Agency and 345 Williams Avenue, to determine the final price for the Agency's purchase of 345 Williams Avenue. (Resolution No. 285-90)

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NOV 9 - 1990

SAN FRANCISCO  
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Action taken: \_\_\_\_\_

- (c) Authorizing a First Amendment to the Option/Lease Agreement between the Redevelopment Agency and the Port of San Francisco; Rincon Point-South Beach. (Resolution No. 286-90)

Action taken: \_\_\_\_\_

- (d) Authorizing a \$120,000 Grant to the Tenderloin Housing Clinic for the Rehabilitation of the Sunnyside Hotel and a \$140,000 Grant for the rehabilitation of the Jefferson Hotel, as part of the Citywide Tax Increment Housing Program. (Resolution No. 287-90)

Action taken: \_\_\_\_\_

OVER

(e) Workshop on the History and Financing of the South Beach Harbor; Rincon Point-South Beach.

8. Matters not appearing on Agenda

9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.

10. Closed Session Matters: Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (a) Central Blocks 1, 2 and 3 and East Block 2 in the Yerba Buena Gardens of Yerba Buena Center with YBG Associates; (b) Northeast corner of Fourth and Harrison Streets in Yerba Buena Center with Taldan Investment Company.

11. Adjournment

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PLEASE NOTE CHANGE OF LOCATION OF NOVEMBER 20, 1990 MEETING

ELLA HILL HUTCH COMMUNITY CENTER

1050 McALLISTER STREET

SAN FRANCISCO, CALIFORNIA

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SF  
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#3  
11/20/90

REDEVELOPMENT AGENCY  
CITY AND COUNTY OF SAN FRANCISCO

☐ PLEASE NOTE CHANGE OF MEETING LOCATION ☐

**ELLA HILL HUTCH  
COMMUNITY CENTER  
1050 MCALLISTER STREET  
(between Buchanan & Webster Streets)  
SAN FRANCISCO, CALIFORNIA**

REGULAR MEETING • 4:00 P.M. • NOVEMBER 20, 1990

A G E N D A

1. Recognition of a Quorum
2. Approval of Minutes: Regular Meetings, September 4th & 11, 1990,  
October 9th & 16, 1990  
Closed Session - August 7, 1990
3. Report of the President
4. Report of the Executive Director
5. Commissioners' Questions and Matters
6. Matters of Unfinished Business
  - (a) Authorizing a First Amendment to the Option/Lease Agreement between the Redevelopment Agency and the Port of San Francisco; Rincon Point-South Beach.  
(Resolution No. 286-90)

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Action taken: \_\_\_\_\_

7. Matters of New Business

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing an expenditure of funds to Greear Graphic Services in an amount not to exceed \$2,707 for purchase of a power paper cutter. (Resolution No. 288-90)
- (b) Authorizing an expenditure of funds not to exceed \$1,400 for purchase of a FAX machine. (Resolution No. 289-90)

Action taken: \_\_\_\_\_

OVER

## REGULAR AGENDA

(c) Presentations of Quarterly Reports by:

- (1) Ella Hill Hutch Community Center
- (2) Young Community Developers
- (3) Urban Economic Development Corporation.

(d) Workshop on Progress of Martin Luther King, Jr. Memorial Design; Yerba Buena Center.

(e) Workshop on the Post International Project, a proposed 72 unit condominium development located at Post and Gough Streets; Western Addition A-2.

(f) Authorizing execution of an Agreement for Legal Services with the Law firm of Alexander, Millner & McGee in the amount not to exceed \$16,500; Western Addition A-2.  
(Resolution No. 290-90)

Action taken: \_\_\_\_\_

(g) Approving Preliminary Construction Documents for the East Garden; Yerba Buena Center. (Resolution No. 291-90)

Action taken: \_\_\_\_\_

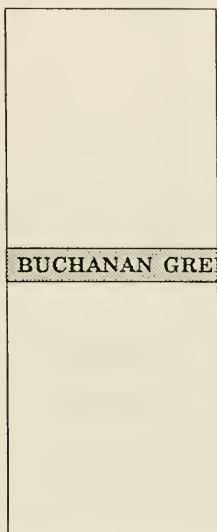
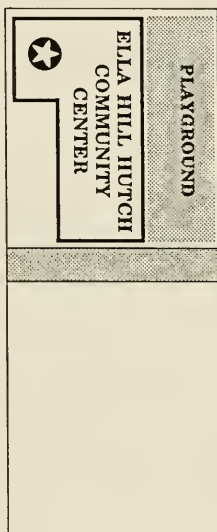
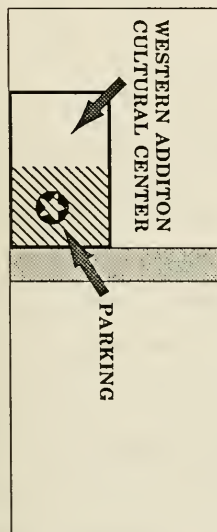
7. Matters not appearing on Agenda.

8. Persons wishing to address the Members on Non-Agenda, but Agency related matters.

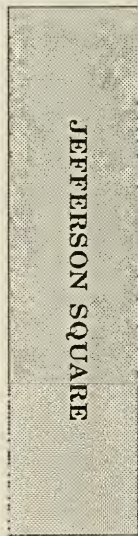
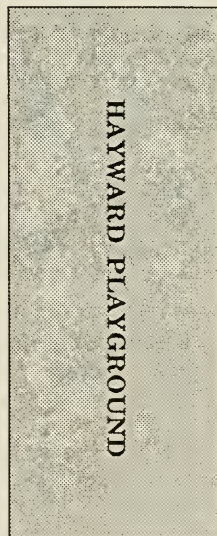
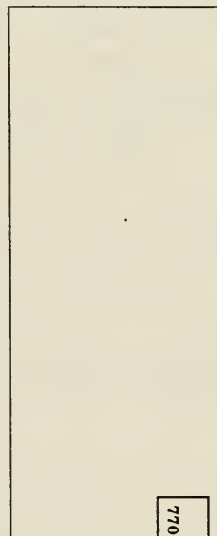
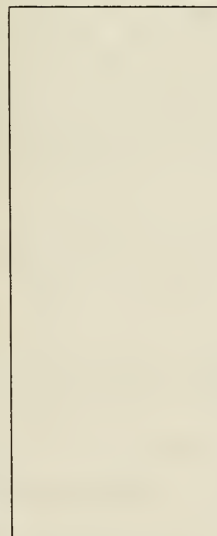
9. Closed Sessions: Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (a) Central Blocks 1, 2 and 3 and East Block 2 in the Yerba Buena Gardens of Yerba Buena Center with YBG Associates; (b) southeast corner of Third and Harrison Streets in Yerba Buena Center with Harrison Investment, Inc.

10. Adjournment

WEBSTER



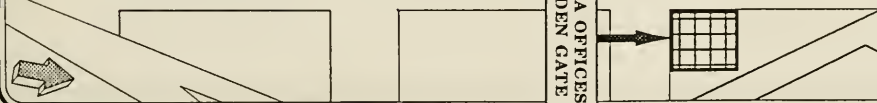
LAGUNA



GOLDEN GATE

TURK

GOUGH





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11/27/90

REDEVELOPMENT AGENCY  
CITY AND COUNTY OF SAN FRANCISCO

770 GOLDEN GATE AVENUE  
3RD FLOOR COMMISSION BOARD ROOM  
SAN FRANCISCO, CALIFORNIA 94102

REGULAR MEETING • 4:00 P.M.

NOVEMBER 27, 1990

A G E N D A

1. Recognition of a Quorum
2. Approval of Minutes: Regular Meetings, October 23rd and 30, 1990  
Closed Sessions, August 14th, 21st and  
October 9, 1990
3. Report of the President
4. Report of the Executive Director
5. Commissioners' Questions and Matters
6. Matters of Unfinished Business
7. Matters of New Business

DOCUMENTS DEPT.

NOV 27 1990

PUBLIC LIBRARY

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing an extension to the Schedule of Performance of the Option For Development Sublease with BRIDGE Housing Corporation for Site K, which is bounded by King Street, Townsend Street and The Embarcadero; Rincon Point-South Beach. (Resolution No. 292-90)
- (b) Authorizing an expenditure of funds not to exceed \$1,500 for reimbursement of travel expenses for Senior Planner Applicants. (Resolution No. 293-90)

Action taken: \_\_\_\_\_

REGULAR AGENDA

- (c) Authorizing an expenditure of \$8,960 to Wilson Office Group for furniture installation costs. (Resolution No. 294-90)

Action taken: \_\_\_\_\_

OVER

8. Matters not appearing on Agenda.
9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
10. Closed Sessions: (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) Parcel N, Pier 40 and adjacent Marina in the Rincon Point-South Beach with the Port of San Francisco; (ii) Central Blocks 1, 2 and 3 and East Block 2 in the Yerba Buena Gardens of Yerba Buena Center with YBG Associates; (b) Personnel.
11. Adjournment

SF  
R35  
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12/4/90

REDEVELOPMENT AGENCY  
CITY AND COUNTY OF SAN FRANCISCO

770 GOLDEN GATE AVENUE  
3RD FLOOR COMMISSION BOARD ROOM  
SAN FRANCISCO, CALIFORNIA 94102

REGULAR MEETING • 4:00 P.M.

DECEMBER 4, 1990

A G E N D A

DOCUMENTS DEPT.

DEC 7 1990

SAN FRANCISCO  
PUBLIC LIBRARY

1. Recognition of a Quorum
2. Approval of Minutes: Regular Meetings; November 6th & 13, 1990
3. Report of the President
4. Report of the Executive Director
5. Commissioners' Questions and Matters
6. Matters of Unfinished Business
  - (a) Authorizing a First Amendment to the Option/Lease Agreement between the Redevelopment Agency and the Port of San Francisco; Rincon Point-South Beach.  
(Resolution No. 286-90)

Action taken: \_\_\_\_\_

7. Matters of New Business

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing a Letter of Agreement with The Mayor's Office Of Community Development/Child Care for Technical Assistance in connection with the Child Care Facility on Central Block Three (CB-3); Yerba Buena Center.  
(Resolution No. 295-90)
- (b) Authorizing the Executive Director to Enter into a Rental Agreement with Metropolitan Ministries for use of Agency-owned property located at the Northeast corner of Divisadero and Ellis Streets for the sale of Christmas Trees; Western Addition A-2. (Resolution No. 296-90)

OVER



- (c) Appointing Leroy King and Gene Suttle to serve on the Governing Board of the San Francisco State Building Authority; Western Addition A-2.  
(Resolution No. 297-90)

Action taken: \_\_\_\_\_

REGULAR AGENDA

- (d) Quarterly Performance Reports - South of Market Earthquake Recovery Area:

- 1) Mission Economic Development Association (MEDA);
- 2) Mission Hiring Hall, Inc./South of Market Employment Center (MHHI/SMCE).

- (e) Authorizing a First Amendment to the Personal Services Contract with the Mission Economic Development Association (MEDA) to provide business and technical assistance to business owners in the South of Market Earthquake Recovery Redevelopment Project Area. (Resolution No. 298-90)

Action taken: \_\_\_\_\_

- (f) Authorizing a matching Grant of \$43,000 to the South of Market Problem Solving Council to carry out activities related to their function as the Citizens Advisory Committee for the South of Market Earthquake Recovery Redevelopment Project Area. (Resolution No. 299-90)

Action taken: \_\_\_\_\_

- (g) Authorizing a Professional Services Contract in the amount of \$50,000 with Tenants and Owners Development Corporation for Housing and Community Development planning in connection with the South of Market Earthquake Recovery Plan; South of Market Earthquake Recovery Redevelopment Project Area. (Resolution No. 300-90)

Action taken: \_\_\_\_\_

- (h) Authorizing a First Amendment which modifies the Scope of Development under the Agreement for Disposition of Land for Private Development (LDA) with Griffin/Related Properties-VII for the parcel located at the northeast corner of Third and Mission Streets; Yerba Buena Center Redevelopment Project Area D-1. (Resolution No. 301-90)

Action taken: \_\_\_\_\_

- (i) Authorizing a Tenth Amendment to the Agreement for Legal Services with the law firm of Shute, Mihaly & Weinberger which increases the maximum amount payable thereunder by \$70,000; All Redevelopment Project Areas, except Rincon Point-South Beach. (Resolution No. 302-90)

Action taken: \_\_\_\_\_



- (j) Authorizing a First Amendment to the Agreement for Legal Services with the Law firm of Cassidy & Verges (Robin Paige Donoghue) which increases the maximum amount payable thereunder by \$5,000; Administrative Services. (Resolution No. 303-90)

Action taken: \_\_\_\_\_

8. Matters not appearing on Agenda.
9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
10. Closed Sessions: (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) Parcel N, Pier 40 and adjacent Marina in the Rincon Point-South Beach with the Port of San Francisco; (ii) Central Blocks 1, 2 and 3 and East Block 2 in the Yerba Buena Gardens of Yerba Buena Center with YBG Associates; (b) Personnel.
11. Adjournment



SF  
R35  
#3  
12/11/90

REDEVELOPMENT AGENCY  
CITY AND COUNTY OF SAN FRANCISCO

770 GOLDEN GATE AVENUE  
3RD FLOOR COMMISSION BOARD ROOM  
SAN FRANCISCO, CALIFORNIA 94102

REGULAR MEETING • 4:00 P.M.

DECEMBER 11, 1990

A G E N D A

1. Recognition of a Quorum
2. Approval of Minutes
3. Report of the President
4. Report of the Executive Director
5. Commissioners' Questions and Matters
6. Matters of Unfinished Business
7. Matters of New Business

REGULAR AGENDA

- (a) Authorizing a First Amendment to the Personal Services Contract with Nor-Cal Moving Services to increase the total compensation by \$2,000. (Resolution No. 304-90)

Action taken: \_\_\_\_\_

- (b) Workshop on Preliminary Construction Documents for the Esplanade and Design Proposal for the Martin Luther King, Jr. Memorial; Yerba Buena Center.

- (c) Public Hearing to hear all persons interested in a Disposition and Development Agreement with the San Francisco Museum of Modern Art for the development of CB-1 and EB-2 Sites located on the east side of Third Street between Minna and Hunt Streets; Yerba Buena Center

Authorizing a Disposition and Development Agreement with the San Francisco Museum of Modern Art for the development of CB-1, Museum Site (Jessie Street Substation) and EB-2, Museum Site located on the east side of Third between Minna and Hunt Streets, and approving Mario Botta and Hellmuth, Obata & Kassabaum, Inc., as the Architects for the Museum Building; Yerba Buena Center. (Resolution No. 305-90) (Staff will recommend this Item be continued to the meeting of December 18, 1990.)

Action taken: \_\_\_\_\_

OVER

- (d) Public Hearing to hear all persons interested in a Land Disposition Agreement with Taldan Investment Company for development of a parcel located at the northeastly corner of Fourth and Harrison Streets; Yerba Buena Center

Authorizing a Land Disposition Agreement with Taldan Investment Company, for the purchase and development of a parcel located at the northeastly corner of Fourth and Harrison Streets, and conditionally approving the schematic drawings of the development; Yerba Buena Center. (Resolution No. 306-90)

Action taken: \_\_\_\_\_

- (e) Amending Resolution No. 287-90 authorizing execution of a \$140,000 grant for the rehabilitation of the Jefferson Hotel, as part of the Citywide Tax Increment Housing Program, to include a finding of benefit for all Redevelopment Project Areas. (Resolution No. 307-90)

Action taken: \_\_\_\_\_

- (f) Authorizing the redemption of \$2,000,000 of the Redevelopment Agency of the City and County of San Francisco Variable Rate demand Refunding Bonds 1986 Issue A (South Beach Harbor Project); Rincon Point/South Beach. (Resolution No. 308-90)

Action taken: \_\_\_\_\_

THIS ITEM WILL NOT BE HEARD BEFORE 5:30 P.M.

- (g) Workshop on the 36 unit condominium development proposed for the southeast corner of Bush and Steiner Streets by Bart Seidler/FTP Investment Corporation; Western Addition A-2.

8. Matters not appearing on Agenda.
9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
10. Closed Sessions: (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) Parcel N, Pier 40 and adjacent Marina in the Rincon Point-South Beach with the Port of San Francisco; (ii) Central Blocks 1, 2 and 3 and East Block 2 in the Yerba Buena Gardens of Yerba Buena Center with YBG Associates; (b) Personnel.

11. Adjournment

SF  
R35  
#3  
12/18/90

REDEVELOPMENT AGENCY  
CITY AND COUNTY OF SAN FRANCISCO

770 GOLDEN GATE AVENUE  
3RD FLOOR COMMISSION BOARD ROOM  
SAN FRANCISCO, CALIFORNIA 94102

REGULAR MEETING • 4:00 P.M.

DECEMBER 18, 1990

A G E N D A

1. Recognition of a Quorum
2. Approval of Minutes:
3. Report of the President
4. Report of the Executive Director
5. Commissioners' Questions and Matters
6. Matters of Unfinished Business

- (a) Authorizing a First Amendment to the Option Lease Agreement between the Redevelopment Agency and the Port of San Francisco; Rincon Point-South Beach. (Resolution No. 286-90)

Action taken: \_\_\_\_\_

- (b) Public Hearing to hear all persons interested in a Disposition and Development Agreement with the San Francisco Museum of Modern Art for the development of CB-1 and EB-2 Sites located on the east side of Third Street between Minna and Hunt Streets; Yerba Buena Center

Authorizing a Disposition and Development Agreement with the San Francisco Museum of Modern Art for the development of CB-1, Museum Site (Jessie Street Substation) and EB-2, Museum Site located on the east side of Third between Minna and Hunt Streets, and approving Mario Botta and Hellmuth, Obata & Kassabaum, Inc., as the Architects for the Museum Building; Yerba Buena Center. (Resolution No. 305-90)

Action taken: \_\_\_\_\_

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING. WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing a Fourth Amendatory Agreement which revises the Performance Dates of the Agreement for Disposition of Land for development with Fillmore Renaissance Associates, L.P., for the parcel located on the northeast corner of Fillmore and Eddy Streets; Western Addition A-2. (Resolution No. 309-90)

Action taken: \_\_\_\_\_

- (b) Authorizing a Second Amendatory Agreement which revises the Performance Schedule of the Agreement for Disposition of Land for development with Sprincin Development Partners IX, for the parcel located in the block bounded by Fulton, McAllister, Fillmore and Steiner Streets; Western Addition A-2. (Resolution No. 310-90)

Action taken: \_\_\_\_\_

- (c) Authorizing an Amendment to the Agreement with Health Care Employees/Employers' Dental Trust to add Consumers Dental Offices as an employee Dental Plan Option. (Resolution No. 311-90)

Action taken: \_\_\_\_\_

- (d) Authorizing an expenditure of funds to E. Wallace & Associates in an amount not to exceed \$11,000 for installation of a Commission meeting room sound system. (Resolution No. 312-90)

Action taken: \_\_\_\_\_

REGULAR AGENDA

- (e) Supporting the development of a Community Sailing Program at the South Beach Harbor; Rincon Point-South Beach. (Resolution No. 313-90)

Action taken: \_\_\_\_\_

- (f) Authorizing the Executive Director to enter into an Agreement with YBG Associates to memorialize YBG Associates' approval of the San Francisco Museum of Modern Art's Disposition and Development Agreement and related matters in the YBG Associates' Disposition and Development Agreement; Yerba Buena Center. (Resolution No. 314-90)

Action taken: \_\_\_\_\_

- (g) Public Hearing to hear all persons interested in a Land Disposition Agreement with Harrison Development, Inc., for development of a parcel located at the southeasterly corner of Third and Harrison Streets; Yerba Buena Center

Authorizing a Land Disposition Agreement with Harrison Development, Inc., for the development of a parcel located at the southeasterly corner of Third and Harrison Streets, and conditionally approving the schematic drawings of the development; Yerba Buena Center. (Resolution No. 315-90)

Action taken: \_\_\_\_\_

- (h) Conditionally approving the Preliminary Construction Documents for the Esplanade; Yerba Buena Center. (Resolution No. 316-90)

Action taken: \_\_\_\_\_

- (i) Selection of the Architect for the Children's Facilities on Central Block Three; Yerba Buena Center. (Resolution No. 317-90)

Action taken: \_\_\_\_\_

- (j) Public Hearing to hear all persons interested in a Land Disposition Agreement with Fillmore Market Place Associates for a parcel located on the northwest corner of Webster and Ellis Streets; Western Addition A-2

Authorizing a Land Disposition Agreement with Fillmore Market Place Associates, for development of the parcel located on the northwest corner of Webster and Eddy Streets; Western Addition A-2. (Resolution No. 318-90) (Staff will recommend this Item be continued to the meeting of January 15, 1991)

Action taken: \_\_\_\_\_

- (k) Authorizing an interim loan with BRIDGE Housing Corporation for \$147,555 to pay a tax credit reservation fee for Site K, bounded by King and Townsend Streets; Rincon Point-South Beach. (Resolution No. 319-90)

Action taken: \_\_\_\_\_

9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
10. Closed Sessions: (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) Parcel N, Pier 40 and adjacent Marina in the Rincon Point-South Beach with the Port of San Francisco; (ii) Pier 42 Bulkhead Building in the Rincon Point-South Beach with Hilborn Hoover; (iii) Central Blocks 1, 2, and 3 and East Block 2 in the Yerba Buena Gardens of Yerba Buena Center with YBG Associates; (iv) Parcels located between Fillmore, Geary, Steiner and Turk Streets and a vacated portion of Ellis Street between Fillmore and Steiner Streets in the Western Addition A-2. (b) Personnel.
11. Adjournment





SF  
R35  
#3  
1/8/91

REDEVELOPMENT AGENCY  
CITY AND COUNTY OF SAN FRANCISCO

770 GOLDEN GATE AVENUE  
3RD FLOOR COMMISSION BOARD ROOM  
SAN FRANCISCO, CALIFORNIA 94102

REGULAR MEETING • 4:00 P.M.

*January 8, 1991*

A G E N D A

DOCUMENTS DEPT.

JAN 7 1991

PUBLIC LIBRARY

1. Recognition of a Quorum
- 1A. Election of Officers
2. Approval of Minutes: Regular Meetings; November 20 and 27,  
December 4 and 11, 1990.  
Closed Sessions; September 4, 11, 18, 25,  
1990.
3. Report of the President
4. Report of the Executive Director
5. Commissioners' Questions and Matters
6. Matters of Unfinished Business
  - (a) Public Hearing to hear all persons  
interested in a Disposition and Development  
Agreement with the San Francisco Museum of  
Modern Art for the development of CB-1 and  
EB-2 Sites located on the east side of  
Third Street between Minna and Hunt  
Streets; Yerba Buena Center

Authorizing a Disposition and Development Agreement with the San Francisco Museum of Modern Art for the purchase and rehabilitation of CB-1, Museum Site (Jessie Street Substation) and purchase and development of EB-2, Museum Site located on the east side of Third between Minna and Hunt Streets, and approving Mario Botta and Hellmuth, Obata & Kassabaum, Inc., as the Architects for the Museum Building; Yerba Buena Center. (Resolution No. 305-90)  
(Continued from December 18, 1990 meeting)

Action taken: \_\_\_\_\_

- (b) Authorizing an Agreement with YBG Associates to memorialize YBG Associates' approval of the San Francisco Museum of Modern Art's Disposition and Development Agreement and related matters in the YBG Associates' Disposition and Development Agreement; Yerba Buena Center. (Resolution No. 314-90) (Continued from December 18, 1990 meeting)

Action taken: \_\_\_\_\_

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Ratifying an expenditure of funds to Electrocoat for the refurbishment of Central Records' furniture in an amount not to exceed \$7,900. (Resolution No. 1-91)
- (b) Authorizing an amendment to the Agency's Administrative Budget to add an Assistant Development Specialist position in Economic Development in substitution for an existing position. (Resolution No. 2-91)
- (c) Authorizing a Personal Services Contract with John C. Friedman for Community Services consulting in an amount not to exceed \$15,000. (Resolution No. 3-91)

Action taken: \_\_\_\_\_

REGULAR AGENDA

- (d) Appointing and reappointing members to the Citizen Advisory Committee for the Rincon Point-South Beach Redevelopment Project Area. (Resolution No. 4-91)

Action taken: \_\_\_\_\_

- (e) Conditionally approving the schematic drawings submitted by the Bush Street Synagogue Cultural Center for rehabilitation of 1881 Bush Street and development of the adjacent parcel located at the southeasterly corner of Bush and Laguna Streets; Western Addition A-2. (Resolution No. 5-91)

Action taken: \_\_\_\_\_

- (f) Authorizing continuing Exclusive Negotiations with the Housing Conservation and Development Corporation and John P. Hunter for the Disposition and Development of a parcel located adjacent to the Hunters Point Project Area at Kiska Road and Ingalls Street; Hunters Point. (Resolution No. 6-91)

Action taken: \_\_\_\_\_

- (g) Authorizing a First Amendment to the Agreement for Personal Services Contract which expands the Scope of Services, and increases the amount payable thereunder with Environmental Science Associates, Inc., in connection with the preparation of the Environmental Impact Report for the City and County of San Francisco's Enterprise Zone application. (Resolution No. 7-91)

Action taken: \_\_\_\_\_

- (h) Authorizing a Personal Services Contract with Independent Housing Services (IHS) to provide housing resources development and client services in an amount not to exceed \$65,000. (Resolution No. 8-91)

Action taken: \_\_\_\_\_

8. Matters not appearing on Agenda.
9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
10. Closed Sessions: Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) Pier 42 Bulkhead in the Rincon Point-South Beach with Hilborn Hoover Associates; (ii) Central Blocks 1, 2, and 3 and East Block 2 in the Yerba Buena Gardens of Yerba Buena Center with YBG Associates; (iii) Northwest corner of Eddy and Webster Streets in the Western Addition A-2 with Fillmore Market Place Associates. (b) Pursuant to Government Code Section 54957 on Personnel. (c) Litigation, pursuant to Government Code Section 54956.9(a), the name of the case is the San Francisco Redevelopment Agency v. South Beach Marina Apartments, Ltd., and Bayside Village.
11. Adjournment



SF  
R35  
#3  
1/15/91

REDEVELOPMENT AGENCY  
CITY AND COUNTY OF SAN FRANCISCO

770 GOLDEN GATE AVENUE  
3RD FLOOR COMMISSION BOARD ROOM  
SAN FRANCISCO, CALIFORNIA 94102

REGULAR MEETING • 4:00 P.M.

JANUARY 15, 1991

A G E N D A

1. Recognition of a Quorum
2. Approval of Minutes
3. Report of the President
4. Report of the Executive Director
5. Commissioners' Questions and Matters
6. Matters of Unfinished Business

- (a) Public Hearing to hear all persons interested in a Disposition and Development Agreement with the San Francisco Museum of Modern Art for the development of CB-1 and EB-2 Sites located on the east side of Third Street between Minna and Hunt Streets; Yerba Buena Center

Authorizing a Disposition and Development Agreement with the San Francisco Museum of Modern Art for the purchase and rehabilitation of CB-1, Museum Site (Jessie Street Substation) and purchase and development of EB-2, Museum Site located on the east side of Third between Minna and Hunt Streets, and approving Mario Botta and Hellmuth, Obata & Kassabaum, Inc., as the Architects for the Museum Building; Yerba Buena Center. (Resolution No. 305-90) (Continued from January 8, 1991 meeting )

Action taken: \_\_\_\_\_

- (b) Authorizing an Agreement with YBG Associates to memorialize YBG Associates' approval of the San Francisco Museum of Modern Art's Disposition and Development Agreement and related matters in the YBG Associates' Disposition and Development Agreement; Yerba Buena Center. (Resolution No. 314-90) (Continued from meeting of January 8, 1991)

Action taken: \_\_\_\_\_

- (c) Selection of the Architect for the Children's Facilities on Central Block Three; Yerba Buena Center. (Resolution No. 317-91) (Staff recommends this item be continued)

Action taken: \_\_\_\_\_

OVER

- (d) Authorizing an Amendment to the Agency's Budget to add an Assistant Development Specialist position in Economic Development in substitution for an existing position. (Resolution No. 2-91) (Continued from meeting of January 8, 1991)

Action taken: \_\_\_\_\_

- (e) Authorizing a Personal Services Contract with Independent Housing Services (IHS) to provide Housing Resources Development and Client Services in an amount not to exceed \$65,000. (Resolution No. 8-91) (Continued from the meeting of January 8, 1991) (Staff recommends this item be continued)

Action taken: \_\_\_\_\_

- (f) Public Hearing to hear all persons interested in an Agreement for Disposition of Land for Private Development with Fillmore Market Place Associates for the parcel located on the northwest corner of Webster and Eddy Streets; Western Addition A-2

Authorizing execution of an Agreement for Disposition of Land for private development with Fillmore Market Place Associates, for the purchase and development of the parcel located on the northwest corner of Webster and Eddy Streets; Western Addition A-2. (Resolution No. 9-91) (Continued from meeting of December 18, 1990)

Action taken: \_\_\_\_\_

## 7. Matters of New Business

- (a) Conditionally approving the basic concept drawings for private development by Fillmore Market Place Associates for the parcel located at the northwest corner of Webster and Eddy Streets; Western Addition A-2. (Resolution No. 11-91)

Action taken: \_\_\_\_\_

- (b) Commending and expressing appreciation to John C. Friedman or his services upon the occasion of his retirement from the Redevelopment Agency of the City and County of San Francisco. (Resolution No. 12-91)

Action taken: \_\_\_\_\_

- (c) Authorizing an Amendment to the Memorandum of Understanding with Cala Foods, Inc., to include a Leasehold Improvement Loan of an amount not to exceed \$500,000, regarding the development and operation of a full service supermarket at 345 Williams Avenue, (located at the southeasterly corner of Williams Avenue and Phelps Streets); South Bayshore Area of San Francisco. (Resolution No. 13-91)

Action taken: \_\_\_\_\_

- (d) Approving a Sublease between Delancey Street Foundation and Embarcadero Triangle Associates for the Assignment of the Development Sublease between the Agency and Delancey Street Foundation for the Embarcadero Triangle Property; Rincon Point South Beach. (Resolution No. 14-91)

Action taken: \_\_\_\_\_

8. Matters not appearing on Agenda.
9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
10. Closed Sessions: Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) Central Blocks 1, 2 and 3 and East Block 2 in the Yerba Buena Gardens of Yerba Buena Center with YBG Associates.
11. Adjournment



SF  
R35  
#3  
1/22/91

REDEVELOPMENT AGENCY  
CITY AND COUNTY OF SAN FRANCISCO

770 GOLDEN GATE AVENUE  
3RD FLOOR COMMISSION BOARD ROOM  
SAN FRANCISCO, CALIFORNIA 94102

REGULAR MEETING • 4:00 P.M.

JANUARY 22, 1991

A G E N D A

1. Recognition of a Quorum
2. Approval of Minutes
3. Report of the President
4. Report of the Executive Director
5. Commissioners' Questions and Matters
6. Matters of Unfinished Business

DOCUMENTS DEPT.

JAN 22 1991

SAN FRANCISCO  
PUBLIC LIBRARY

- (a) Public Hearing to hear all persons interested in an Agreement for Disposition of Land for Private Development with Fillmore Market Place Associates for the parcel located on the northwest corner of Webster and Eddy Streets; Western Addition A-2

Authorizing execution of an Agreement for Disposition of Land for private development with Fillmore Market Place Associates, for the purchase and development of the parcel located on the northwest corner of Webster and Eddy Streets; Western Addition A-2. (Resolution No. 318-90) (Continued from meeting of December 18, 1990 and January 15, 1991)

Action taken: \_\_\_\_\_

- (b) Conditionally approving the basic concept drawings for private development by Fillmore Market Place Associates for the parcel located at the northwest corner of Webster and Eddy Streets; Western Addition A-2. (Resolution No. 11-91) (Continued from meeting of January 15, 1991)

Action taken: \_\_\_\_\_

- (c) Authorizing an Agreement with YBG Associates to memorialize YBG Associates' approval of the San Francisco Museum of Modern Art's Disposition and Development Agreement and related matters in the YBG Associates' Disposition and Development Agreement; Yerba Buena Center. (Resolution No. 314-90) (Continued from meetings of January 8 and January 15, 1991) (STAFF RECOMMENDS THIS ITEM BE CONTINUED)

Action taken: \_\_\_\_\_

OVER

- (d) Selection of the Architect for the Children's Facilities on Central Block Three; Yerba Buena Center. (Resolution No. 317-90) (Continued from meeting of January 15, 1991)

Action taken: \_\_\_\_\_

## 7. Matters of New Business

- (a) Presentation and Affirmative Action Comparison by Edwin Lee of the Mayor's Office on the Mayor's Executive Directive on the City's Minority, Women and Local Business Enterprise Program.
- (b) Workshop on a proposed Affirmative Action Minority and Woman-Owned Business Plan for Agency purchasing and contracts.
- (c) Authorizing Exclusive Negotiations with Hilborn Hoover Properties for the purchase of the Pier 42 Bulkhead Building and the Sublease of a portion of Pier 40; Rincon Point-South Beach. (Resolution No. 16-91)

Action taken: \_\_\_\_\_

- (d) Authorizing travel expenses and registration fees for Michele Davis in an amount not to exceed \$635.00 to attend a Housing Finance Training Seminar sponsored by the Association of Local Housing Finance Agencies. (Resolution No. 17-91)

Action taken: \_\_\_\_\_

- (e) Ratifying a decision of the Commission taken in closed session to authorize the Executive Director to enter into an extension of the Central Block One (CB-1) Office Parcel conveyance date from January 16, 1991 to Close of Business on January 18, 1991, to enable the Agency and YBG Associates to reach agreement on a non-binding Letter Agreement; and a further extension to Midnight, January 22, 1991, for Commission consideration of either an Eighth Amendment to the YBG Associates' Disposition and Development Agreement or a binding Letter Agreement reflecting the financing terms related to conveyance of the CB-1 Office Parcel from the Agency to YBG Associates; Yerba Buena Center. (Resolution No. 18-91)

Action taken: \_\_\_\_\_

- (f) Authorizing a Guaranty to The Bank of America State Bank for a loan in the amount of \$178,303 from The Bank of America State Bank to Housing Conservation and Development Corporation for the payment of Low-Income Housing Tax Credit Reservations Fees. (Resolution No. 19-91)

Action taken: \_\_\_\_\_

8. Matters not appearing on Agenda.
9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
10. Closed Sessions: Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) Central Blocks 1, 2 and 3 and East Block 2 in the Yerba Buena Gardens of Yerba Buena Center with YBG Associates.
11. Adjournment

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PLEASE NOTE: THE REGULAR AGENCY MEETING OF  
JANUARY 29, 1991, WILL BE HELD AT THE ILWU,  
LOCAL 34 BUILDING, LOCATED AT 4 BERRY STREET.

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SF  
R35  
#3  
1/29/91

REDEVELOPMENT AGENCY  
CITY AND COUNTY OF SAN FRANCISCO

☐ PLEASE NOTE CHANGE OF MEETING LOCATION ☐

**INTERNATIONAL LONGSHOREMEN'S  
& WAREHOUSEMEN'S UNION (ILWU)  
LOCAL 34 BUILDING  
4 BERRY STREET (near 2nd Street)  
SAN FRANCISCO, CALIFORNIA**

**REGULAR MEETING • 4:00 P.M. • JANUARY 29, 1991**

**A G E N D A**

1. Recognition of a Quorum
  2. Approval of Minutes: Regular Meetings; December 18, 1990,  
January 8, 1991  
Closed Sessions; October 16, 23rd and  
30th, 1990
  3. Report of the President
  4. Report of the Executive Director: Discussions with Cal Trans  
Site "C-1"; Rincon Point-South Beach
  5. Commissioners' Questions and Matters
  6. Matters of Unfinished Business
    - (a) Presentation and Affirmative Action Comparison by Edwin Lee  
of the Mayor's Office on the Mayor's Executive Directive on  
the City's Minority, Women and Local Business Enterprise  
Program.
    - (b) Workshop and consideration of Affirmative Action, minority  
and Woman-owned Business Plan for Agency purchases and  
contracts.
- Action taken: \_\_\_\_\_
- (c) Public Hearing to hear all persons  
interested in an Agreement for Disposition  
of Land for Private Development with  
Fillmore Market Place Associates for the  
parcel located on the northwest corner of  
Webster and Eddy Streets; Western Addition  
A-2.

Authorizing an Agreement for Disposition of Land for  
Private Development with Fillmore Market Place Associates,  
for the purchase and development of the parcel located on  
the northwest corner of Webster and Eddy Streets; Western  
Addition A-2. (Resolution No. 318-90) (Continued from  
meeting of December 18, 1990, January 15 and 22, 1991)

Action taken: \_\_\_\_\_

- (d) Conditionally approving the Basic Concept Drawings for Private Development for the parcel located on the northwesterly corner of Webster and Eddy Streets by Fillmore Market Place Associates; Western Addition A-2. (Resolution No. 11-91)

Action taken: \_\_\_\_\_

## 7. Matters of New Business

### CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing the Assignment of a Personal Services Contract executed with Operation Sentinel of the Stanford Mid-Peninsula Urban Coalition, Inc. to Project Sentinel, Inc., A California Nonprofit Corporation. (Resolution No. 20-91)
- (b) Authorizing Robert Gamble, Deputy Executive Director for Finance, to travel to New York at a cost not to exceed \$2,000. (Resolution No. 21-91)
- (c) Authorizing a First Amendatory Agreement which revises the Schedule of Performance of the Owner Participation Agreement with TCR North Bay Area 1990, Inc., a Texas Corporation, for a parcel located at the northeast corner of 2nd Street and Townsend Street; Rincon Point-South Beach. (Resolution No. 22-91)
- (d) Authorizing a Professional Services Contract in an amount not to exceed \$9,000 with Computer Applications for Design Professionals for Shadow Impact Analysis of Potential Alternative Development of Site C-1 (Folsom and Embarcadero) related to the proposed Rincon Point-South Beach Redevelopment Plan Amendment. (Resolution No. 23-91)

Action taken: \_\_\_\_\_

### REGULAR AGENDA

- (e) Awarding and authorizing execution of Contract IICR-Marginal Wharf Repairs, Electric & Landscaping, in an amount not to exceed \$910,215 with N.L. Barnes Construction Co., Inc.; Rincon Point-South Beach. (Resolution No. 24-91)

Action taken: \_\_\_\_\_

- (f) Authorizing an Eighth Amendment to the DDA with YBG Associates to permit certain modifications regarding the payment schedule for the CB-1 Office Building parcel and related provisions; Yerba Buena Center. (Resolution No. 25-91)

Action taken: \_\_\_\_\_

- (g) Authorizing a \$500,000 Grant to Asian, Inc. for the acquisition of 575 Eddy Street, as part of the Citywide Tax Increment Housing Program. (Resolution No. 26-91)

Action taken: \_\_\_\_\_

- (h) Authorizing a \$75,000 Predevelopment Loan to the Glenridge Residents' Council for the acquisition of Glenridge Apartments located at 9 Berkeley Way; Diamond Heights Redevelopment Project Area, as part of the Citywide Tax Increment Housing Program. (Resolution No. 27-91) (Staff will recommend this item be continued)

Action taken: \_\_\_\_\_

- (i) Workshop on proposed Redevelopment Plan Amendment; Rincon Point-South Beach.

8. Matters not appearing on Agenda.

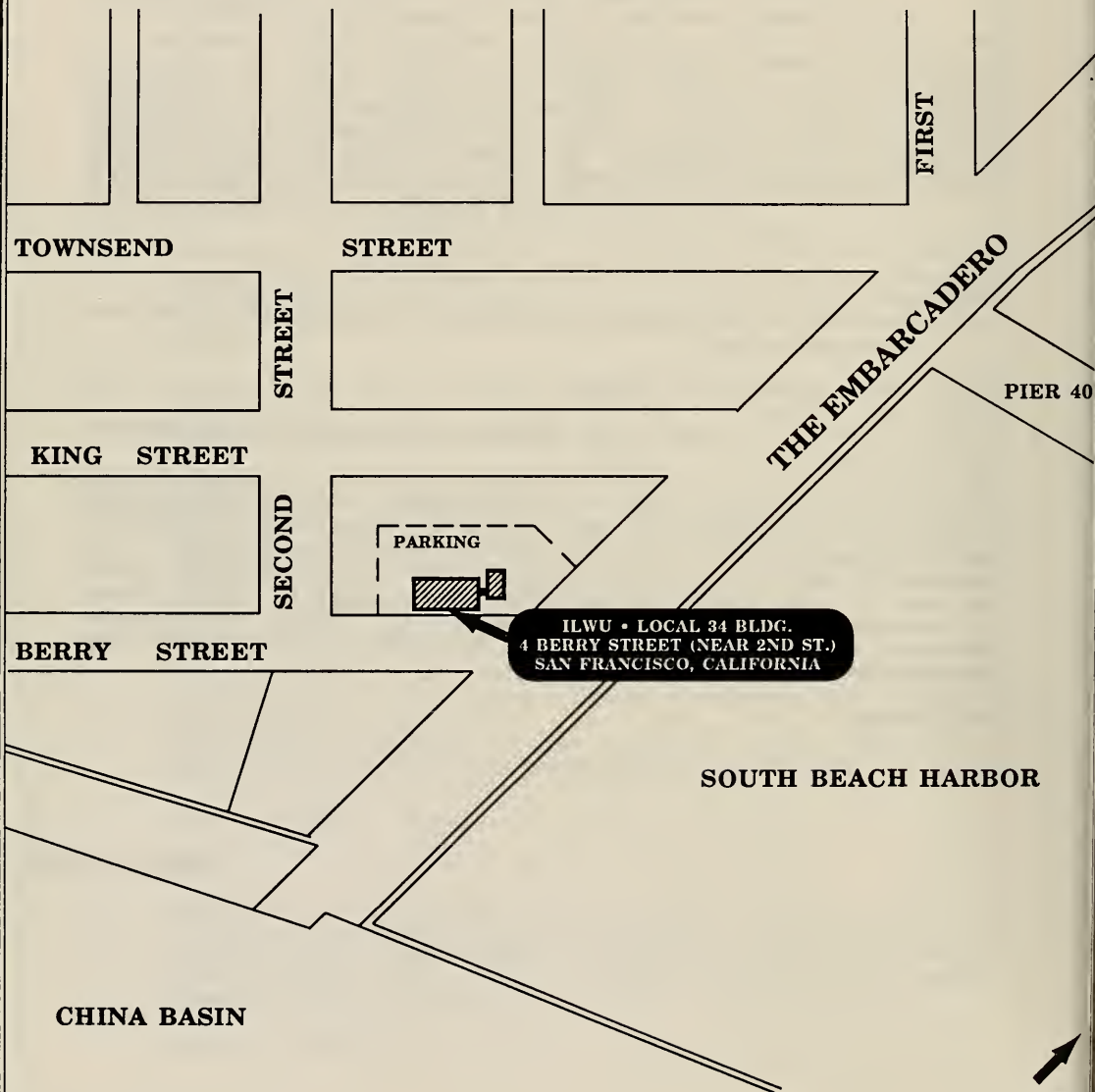
9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.

10. Closed Sessions: (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) Central Blocks 1, 2 and 3 and East Block 2 in the Yerba Buena Gardens of Yerba Buena Center with YBG Associates; (b) Pursuant to Government Code Section 54956.9(b), (1) Claims of Vincente Deocampo and (2) Ana Chavez; (c) Pursuant to Government Code Section 54957 on Personnel.

11. Adjournment

PLEASE NOTE CHANGE OF MEETING LOCATION

**INTERNATIONAL LONGSHOREMEN'S  
& WAREHOUSEMEN'S UNION (ILWU)  
LOCAL 34 BUILDING  
4 BERRY STREET (near 2nd Street)  
SAN FRANCISCO, CALIFORNIA**



NOT TO SCA  
1-22-91

REDEVELOPMENT AGENCY  
CITY AND COUNTY OF SAN FRANCISCO

770 GOLDEN GATE AVENUE  
3RD FLOOR COMMISSION BOARD ROOM  
SAN FRANCISCO, CALIFORNIA 94102

REGULAR MEETING • 4:00 P.M.

FEBRUARY 5, 1991

A G E N D A

1. Recognition of a Quorum
2. Approval of Minutes: Regular Meeting, January 15, 1991
3. Report of the President
4. Report of the Executive Director
5. Commissioners' Questions and Matters
6. Matters of Unfinished Business
  - (a) Presentation and Affirmative Action Comparison by Edwin Lee of the Mayor's Office on the Mayor's Executive Directive on the City's Minority Women and Local Business Enterprise Program.
  - (b) Workshop and consideration of Affirmative Action, Minority and Woman-Owned Business Plan for Agency purchases and contracts. (Resolution No. 28-91)

Action taken: \_\_\_\_\_

7. Matters of New Business

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing Settlement of Personal Injury Claim of Dr. Vince Deocampo. (Resolution No. 29-91)
- (b) Authorizing Settlement of Personal Injury Claim of Ana Chavez. (Resolution No. 30-91)
- (c) Approving the expenditure of \$2,500 to purchase a computer. (Resolution No. 31-91)

OVER

- (d) Authorizing a First Amendment to the Personal Services Contract with Laura Yamasaki to increase the maximum compensation by \$2,000. (Resolution No. 32-91)

Action taken: \_\_\_\_\_

#### REGULAR AGENDA

- (e) Authorizing a Second Amendment to the Agreement for Professional Services, and increases the amount payable by \$107,300 thereunder with Environmental Science Associates, Inc. in connection with the preparation of the Environmental Impact Report for the Yerba Buena Center Redevelopment Project Area. (Resolution No. 33-91)

Action taken: \_\_\_\_\_

- (f) Workshop on leveraging non-local resources in Agency Housing Programs.

- (g) Workshop on Agency Budget 1991-1992.

8. Matters not appearing on Agenda.

9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.

10. Closed Sessions: (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) southeast corner of Bush and Steiner Streets; Western Addition A-2, with FTP Investment Corp.; (ii) Central Blocks 1, 2 and 3 and East Block 2 in the Yerba Buena Gardens of Yerba Buena Center with YBG Associates; (b) Pursuant to Government Code Section 54956.9(a), litigation, the name of the case is the San Francisco Redevelopment Agency v. South Beach Marina Apartments, Ltd., and Bayside Village; (c) Pursuant to Government Code Section 54956.9(b), potential litigation, San Francisco Redevelopment Agency v. Western Commercial Partnership II; (d) Pursuant to Government Code Section 54957 on Personnel.

11. Adjournment

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REDEVELOPMENT AGENCY  
CITY AND COUNTY OF SAN FRANCISCO

770 GOLDEN GATE AVENUE  
3RD FLOOR COMMISSION BOARD ROOM  
SAN FRANCISCO, CALIFORNIA 94102

REGULAR MEETING • 4:00 P.M.

FEBRUARY 12, 1991

A G E N D A

1. Recognition of a Quorum
2. Approval of Minutes: Closed Sessions: November 6, 13 and 27, 1990  
Regular Meeting: January 22, 1991
3. Report of the President
4. Report of the Executive Director
5. Commissioners' Questions and Matters
6. Matters of Unfinished Business

DOCUMENTS DEPT.

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- (a) Authorizing a \$75,000 Predevelopment Grant to the San Francisco Affordable Housing Preservation Association, Inc., a nonprofit Corporation of the Glenridge Residents' Council, for the acquisition of Glenridge Apartments located at 9 Berkeley Way; Diamond Heights Redevelopment Project Area, as part of the Citywide Tax Increment Housing Program. (Resolution No. 27-91)

Action taken: \_\_\_\_\_

7. Matters of New Business

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing a First Amendment to the Agreement for Professional Services which increases the amount payable thereunder with Environmental Impact Planning Associates by \$40,000 in connection with the preparation of a supplement to the final Environmental Impact Report; Rincon Point-South Beach. (Resolution No. 34-91)
- (b) Authorizing a Second Amendment which revises the Scope of Development in the Owner Participation Agreement with the Full Gospel San Francisco Church, in connection with 1480 Ellis Street; Western Addition A-2. (Resolution No. 35-91)

- (c) A Resolution of Intention of the Redevelopment Agency of the City and County of San Francisco to reimburse expenditures with Bond proceeds; Yerba Buena Center. (Resolution No. 36-91)

Action taken: \_\_\_\_\_

#### REGULAR AGENDA

- (d) Authorizing an expenditure of funds in an amount not to exceed \$1,387,530 to be issued to the City and County of San Francisco for costs incurred for the Agency's share of the cooling plant and modification of the design and construction of the expanded Moscone Convention Center to accommodate construction of the Agency's Gardens and Cultural Buildings; Yerba Buena Center. (Resolution No. 37-91)

Action taken: \_\_\_\_\_

- (e) Authorizing a \$1,340,000 Grant to the Chinese Community Housing Corporation for the acquisition of 201 Turk Street, as part of the Citywide Tax Increment Housing Program; (Resolution No. 38-91)

Action taken: \_\_\_\_\_

- (f) Workshop and authorizing the Adoption of the revised policy statement on Economic Development and the Economic Development Expenditure Plan. (Resolution No. 39-91)

Action taken: \_\_\_\_\_

#### PLEASE NOTE: THE FOLLOWING ITEM WILL NOT BE HEARD BEFORE 5:00 p.m.

- (g) Workshop on Agency Budget 1991-1992.

8. Matters not appearing on Agenda
9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
10. Closed Sessions: (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) Central Blocks 1, 2 and 3 and East Block 2 in the Yerba Buena Gardens of Yerba Buena Center with YBG Associates; (b) Pursuant to Government Code Section 54956.9(a), litigation, the name of the case is the San Francisco Redevelopment Agency v. South Beach Marina Apartments, Ltd., and Bayside Village; (c) Pursuant to Government Code Section 54957 on Personnel.
11. Adjournment

REDEVELOPMENT AGENCY  
CITY AND COUNTY OF SAN FRANCISCO

770 GOLDEN GATE AVENUE  
3RD FLOOR COMMISSION BOARD ROOM  
SAN FRANCISCO, CALIFORNIA 94102

REGULAR MEETING • 4:00 P.M.

FEBRUARY 19, 1991

A G E N D A

1. Recognition of a Quorum
2. Approval of Minutes: Closed Sessions: December 4, 11, 18, 1990  
Special Closed Session: December 13, 1990
3. Report of the President
4. Report of the Executive Director
5. Commissioners' Questions and Matters
6. Matters of Unfinished Business
  - (a) Workshop on the Agency's 1991-92 Budget.
7. Matters of New Business

DOCUMENTS DEPT.

FEB 15 1991

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PUBLIC LIBRARY

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing a Personal Services Contract with Don Todd Associates, Inc., in an amount not to exceed \$20,000 to provide cost estimating services; All Approved Redevelopment Project Areas and certain Housing Sites outside any Redevelopment Project Areas.  
(Resolution No. 40-91)
- (b) Authorizing a Letter Agreement in the amount of \$25,000 with the City and County of San Francisco, Department of Public Health, for consultation services regarding Hazardous Materials Mitigation and related matters.  
(Resolution No. 41-91)
- (c) Authorizing a Third Amendment which revises the Performance Schedule of the Agreement for Disposition of Land for Private Development with Sprincin Development Partners IX, for parcels located in the block bounded by Fulton, McAllister, Fillmore and Steiner Streets; Western Addition A-2. (Resolution No. 42-91)

OVER

- (d) Authorizing an expenditure of \$6,500 to purchase equipment for the Executive Office. (Resolution No. 43-91)

Action taken: \_\_\_\_\_

#### REGULAR AGENDA

- (e) Public Hearing to hear all persons interested in the 1991 Project Lease; Yerba Buena Center.

Approving and authorizing the Execution and delivery of the 1991 Project Lease with the City and County of San Francisco, a Trust Agreement and an Assignment Agreement with Security Pacific National Bank, a Reimbursement Agreement with the City and County of San Francisco and the Mitsubishi Bank, Limited, acting through its Los Angeles Branch, an Escrow Agreement with Security Pacific National Bank, an Agency purchase contract with the City and County of San Francisco Joint Powers Financing Authority and an Official Statement; Yerba Buena Center. (Resolution No. 44-91)

Action taken: \_\_\_\_\_

- (f) Authorizing an expenditure of funds in an amount not to exceed \$525,000 for the acquisition of property located at 169 Seventh Street and 581 Natoma Street; South of Market Earthquake Recovery Redevelopment Project Area. (Resolution No. 45-91)

Action taken: \_\_\_\_\_

- (g) Authorizing an expenditure of funds in amount not to exceed \$140,000 for the acquisition of property located at 185 Seventh Street; South of Market Earthquake Recovery Redevelopment Project Area. (Resolution No. 46-91)

Action taken: \_\_\_\_\_

- (h) Authorizing an expenditure of funds in an amount not to exceed \$150,000 for the acquisition of property located at 173 Seventh Street; South of Market Earthquake Recovery Redevelopment Project Area. (Resolution No. 47-91)

Action taken: \_\_\_\_\_

- (i) Authorizing an expenditure of funds in an amount not to exceed \$212,500 for the acquisition of property located at 583V and 585V Natoma Street; South of Market Earthquake Recovery Redevelopment Project Area. (Resolution No. 48-91)

Action taken: \_\_\_\_\_

- (j) Approving an Amendment to the Sublease between Delancey Street Foundation and Embarcadero Triangle Associates, which provides for a transfer of General and Limited Partnership interests in Embarcadero Triangle Associates, for the improvements located on Site J; Rincon Point-South Beach. (Resolution No. 49-91)

Action taken: \_\_\_\_\_

8. Matters not appearing on Agenda.
9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
10. Closed Sessions: (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) Central Blocks 1, 2 and 3 and East Block 2 in the Yerba Buena Gardens of Yerba Buena Center with YBG Associates; (ii) northwest corner of Brannan and First Streets, Rincon Point-South Beach with Reliance Development Corp.; (iii) Southeast corner of Bush and Steiner Streets; Western Addition A-2, with FTP Investment Corp.; (iv) Pier 42 Bulkhead in the Rincon Point-South Beach, with Hilborn Hoover Associates. (b) Pursuant to Government Code Section 54956.9(a), litigation, the name of the cases are the San Francisco Redevelopment Agency v. South Beach Marina Apartments, Ltd. and (ii) San Francisco Redevelopment Agency v. Bayside Village.
11. Adjournment



REDEVELOPMENT AGENCY  
CITY AND COUNTY OF SAN FRANCISCO

770 GOLDEN GATE AVENUE  
3RD FLOOR COMMISSION BOARD ROOM  
SAN FRANCISCO, CALIFORNIA 94102

ADJOURNED REGULAR MEETING • OF FEBRUARY 19, 1991

2:00 P.M. FEBRUARY 26, 1991

A G E N D A

1. Recognition of a Quorum
2. Approval of Minutes: Closed Sessions: December 4, 11, 18, 1990  
Special Closed Session: December 13, 1990
3. Report of the President
4. Report of the Executive Director
5. Commissioners' Questions and Matters
6. Matters of Unfinished Business  
(a) Workshop on the Agency's 1991-92 Budget.
7. Matters of New Business

DOCUMENTS

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CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing a Personal Services Contract with Don Todd Associates, Inc., in an amount not to exceed \$20,000 to provide cost estimating services; All Approved Redevelopment Project Areas and certain Housing Sites outside any Redevelopment Project Areas.  
(Resolution No. 40-91)
- (b) Authorizing a Letter Agreement in the amount of \$25,000 with the City and County of San Francisco, Department of Public Health, for consultation services regarding Hazardous Materials Mitigation and related matters.  
(Resolution No. 41-91)
- (c) Authorizing a Third Amendment which revises the Performance Schedule of the Agreement for Disposition of Land for Private Development with Sprincin Development Partners IX, for parcels located in the block bounded by Fulton, McAllister, Fillmore and Steiner Streets; Western Addition A-2. (Resolution No. 42-91)

OVER

- (d) Authorizing an expenditure of \$6,500 to purchase a Facsimile Machine and Computer for the Executive Office. (Resolution No. 43-91)

Action taken: \_\_\_\_\_

**REGULAR AGENDA**

- (e) Public Hearing to hear all persons interested in the 1991 Project Lease; Yerba Buena Center.

Approving and authorizing the Execution and delivery of the 1991 Project Lease with the City and County of San Francisco, a Trust Agreement and an Assignment Agreement with Security Pacific National Bank, a Reimbursement Agreement with the City and County of San Francisco and the Mitsubishi Bank, Limited, acting through its Los Angeles Branch, an Escrow Agreement with Security Pacific National Bank, an Agency purchase contract with the City and County of San Francisco Joint Powers Financing Authority and an Official Statement; Yerba Buena Center. (Resolution No. 44-91)

Action taken: \_\_\_\_\_

- (f) Authorizing an expenditure of funds in an amount not to exceed \$525,000 for the acquisition of property located at 169 Seventh Street and 581 Natoma Street; South of Market Earthquake Recovery Redevelopment Project Area. (Resolution No. 45-91)

Action taken: \_\_\_\_\_

- (g) Authorizing an expenditure of funds in amount not to exceed \$140,000 for the acquisition of property located at 185 Seventh Street; South of Market Earthquake Recovery Redevelopment Project Area. (Resolution No. 46-91)

Action taken: \_\_\_\_\_

- (h) Authorizing an expenditure of funds in an amount not to exceed \$150,000 for the acquisition of property located at 173 Seventh Street; South of Market Earthquake Recovery Redevelopment Project Area. (Resolution No. 47-91)

Action taken: \_\_\_\_\_

- (i) Authorizing an expenditure of funds in an amount not to exceed \$212,500 for the acquisition of property located at 583V and 585V Natoma Street; South of Market Earthquake Recovery Redevelopment Project Area. (Resolution No. 48-91)

Action taken: \_\_\_\_\_

- (j) Approving an Amendment to the Sublease between Delancey Street Foundation and Embarcadero Triangle Associates, which provides for a transfer of General and Limited Partnership interests in Embarcadero Triangle Associates, for the improvements located on Site J; Rincon Point-South Beach. (Resolution No. 49-91)

Action taken: \_\_\_\_\_

8. Matters not appearing on Agenda.
9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
10. Closed Sessions: (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) Central Blocks 1, 2 and 3 and East Block 2 in the Yerba Buena Gardens of Yerba Buena Center with YBG Associates; (ii) northwest corner of Brannan and First Streets, Rincon Point-South Beach with Reliance Development Corp.; (iii) Southeast corner of Bush and Steiner Streets; Western Addition A-2, with FTP Investment Corp.; (iv) Pier 42 Bulkhead in the Rincon Point-South Beach, with Hilborn Hoover Associates. (b) Pursuant to Government Code Section 54956.9(a), litigation, the name of the cases are the San Francisco Redevelopment Agency v. South Beach Marina Apartments, Ltd. and (ii) San Francisco Redevelopment Agency v. Bayside Village.
11. Adjournment



REDEVELOPMENT AGENCY  
CITY AND COUNTY OF SAN FRANCISCO

770 GOLDEN GATE AVENUE  
3RD FLOOR COMMISSION BOARD ROOM  
SAN FRANCISCO, CALIFORNIA 94102

REGULAR MEETING • 4:00 P.M.

FEBRUARY 26, 1991

A G E N D A

1. Recognition of a Quorum
2. Approval of Minutes: Regular Meetings: January 29 and February 5, 1991
3. Report of the President
4. Report of the Executive Director
5. Commissioners' Questions and Matters
6. Matters of Unfinished Business
7. Matters of New Business

REGULAR AGENDA

- (a) Approving a proposed Agency Budget for the period July 1, 1991 - June 30, 1992 (with the exception of the funding for the Cultural Operating Board) and authorizing the Executive Director to submit it the Mayor and to the Board of Supervisors of the City and County of San Francisco. (Resolution No. 50-91)

Action taken: \_\_\_\_\_

- (b) Authorizing Advertisement of a contract for the Demolition and Site Clearance of 1956-60 Sutter Street; Western Addition A-2. (Resolution No. 51-91)

Action taken: \_\_\_\_\_

- (c) Authorizing transfer of funds to the Department of Social Services of the City and County of San Francisco (DSS) to provide Housing Resource Development and Client Services in an amount not to exceed \$65,000. (Resolution No. 52-91)

Action taken: \_\_\_\_\_

- (d) Authorizing a Fourth Amendment to the Agreement for Legal Services with McDonough, Holland & Allen, which increases the maximum amount payable by \$75,000, increases certain hourly rates and expands the Scope of Services; All Redevelopment Project Areas. (Resolution No. 53-91)

Action taken: \_\_\_\_\_

- (e) Authorizing the Executive Director to exercise the Agency's Repurchase Option with respect to 140 Jerrold Avenue and 155 Cleo Rand Avenue; Hunters Point. (Resolution No. 54-91)

Action taken: \_\_\_\_\_

- (f) Public Hearing to hear all persons interested in the Agency entering into Amendments to the Hotel Lease and Ninth Amendment to the Disposition and Development Agreement with YBG Associates; Yerba Buena Center.

Consideration of the Agency entering into (i) Amendments to the Lease for the Yerba Buena Gardens Hotel dated as of August 26, 1986 (the "Hotel Lease") between YBG Associates, and the Agency covering the Marriott Hotel at 4th and Mission Streets, and (ii) a Ninth Amendment to the Restated and Amended Disposition and Development Agreement dated as of December 19, 1984 (the "DDA"), relating to the Marriott Hotel Parcel, the CB-1 Reciprocal Easement Agreement and other matters; Yerba Buena Center. (Resolution No. 55-91)

Action taken: \_\_\_\_\_

8. Matters not appearing on Agenda.
9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
10. Closed Sessions: (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) Central Blocks 1, 2 and 3 and East Block 2 in the Yerba Buena Gardens of Yerba Buena Center with YBG Associates; (ii) Southeast corner of Bush and Steiner Streets; Western Addition A-2, with FTP Investment Corp.; (iii) Pier 42 Bulkhead Building in the Rincon Point-South Beach, with Hilborn Hoover Associates. (b) Pursuant to Government Code Section 54956.9(a), litigation, the name of the cases are the San Francisco Redevelopment Agency v. South Beach Marina Apartments, Ltd. and (ii) San Francisco Redevelopment Agency v. Bayside Village; (c) Pursuant to Government Code Section 54957 on Personnel.
11. Adjournment

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REDEVELOPMENT AGENCY  
CITY AND COUNTY OF SAN FRANCISCO

770 GOLDEN GATE AVENUE  
3RD FLOOR COMMISSION BOARD ROOM  
SAN FRANCISCO, CALIFORNIA 94102

REGULAR MEETING • 4:00 P.M.

MARCH 5, 1991

A G E N D A

DOCUMENTS DEPT.

MAR 4 - 1991

SAN FRANCISCO  
PUBLIC LIBRARY

1. Recognition of a Quorum
2. Approval of Minutes: Regular Meetings, January 29 and February 5, 1991
3. Report of the President
4. Report of the Executive Director
5. Commissioners' Questions and Matters
6. Matters of Unfinished Business

- (a) Public Hearing to hear all persons interested in the 1991 Project Lease; Yerba Buena Center.

Approving and authorizing the Execution and delivery of the 1991 Project Lease with the City and County of San Francisco, a Trust Agreement and an Assignment Agreement with Security Pacific National Bank, a Reimbursement Agreement with the City and County of San Francisco and the Mitsubishi Bank, Limited, acting through its Los Angeles Branch, an Escrow Agreement with Security Pacific National Bank, an Agency purchase contract with the City and County of San Francisco Joint Powers Financing Authority and an Official Statement; Yerba Buena Center. (Resolution No. 44-91)

Action taken: \_\_\_\_\_

- (b) Approving a proposed Agency Budget for the period July 1, 1991 - June 30, 1992 and authorizing the Executive Director to submit the Budget to the Mayor and to the Board of Supervisors of the City and County of San Francisco. (Resolution No. 50-91) (Continued to March 5, 1991)

Action taken: \_\_\_\_\_

OVER

## 7. Matters of New Business

### CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing a Fifth Amendment to the Personal Services Contract with Wes Willoughby for an amount not to exceed \$18,000; All Redevelopment Project Areas. (Resolution No. 56-91)
- (b) Authorizing an expenditure of funds to Anacomp for the purchase of a Diazo Fiche Developer in an amount not to exceed \$1,550. (Resolution No. 57-91)
- (c) Ratification of travel for Buck Bagot, President, to attend the 1991 National Low-Income Housing and Community Development Funders Conference in San Diego, California. (Resolution No. 58-91)
- (d) Authorizing extension of Exclusive Negotiations with Hilborn Hoover Properties for the purchase of the Pier 42 Bulkhead Building and the Sublease of a portion of Pier 40; Rincon Point-South Beach. (Resolution No. 59-91)

Action taken: \_\_\_\_\_

### REGULAR AGENDA

- (e) Progress Report on the Housing Services Contract with the San Francisco Housing Development Corporation.
- (f) Report on Morgan Heights Affordability Restrictions and Authorizing the disbursement of an amount not to exceed \$250,000 for the purchase of two townhouse dwelling units in the Morgan Heights Development and their Resale of Low and Moderate Income Buyers subject to Long-Term Affordability Restrictions. (Resolution No. 60-91)

Action taken: \_\_\_\_\_

- (g) Authorizing a Fourth Amendment to the Personal Services Contract HM/WC-1 with Harding Lawson Associates which increases the contract by an amount not to exceed \$60,000 for Hazardous Materials and Waste Consultation Services: All Approved Redevelopment Project Areas and Certain Sites Outside any Redevelopment Project Area. (Resolution No. 61-91)

Action taken: \_\_\_\_\_

- (h) Approving the Selection of and Authorizing Contract Negotiations with Adele Naude Santos and Associates to provide Architectural Services for the Children's Facilities on Central Block Three; Yerba Buena Center. (Resolution No. 62-91)

Action taken: \_\_\_\_\_

- (i) Workshop on the status of Minority/Woman Owned Business Enterprises participation and resident hiring at Hillside Village and City View construction sites; Hunters Point.

8. Matters not appearing on Agenda.
9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
10. Closed Sessions: (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) Central Blocks 1, 2 and 3 and East Block 2 in the Yerba Buena Gardens of Yerba Buena Center with YBG Associates; (ii) Pier 42 Bulkhead in the Rincon Point-South Beach, with Hilborn Hoover Associates; (iii) 241 6th Street, South of Market Earthquake Recovery Area with Naurabhai Patel.
11. Adjournment



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REDEVELOPMENT AGENCY  
CITY AND COUNTY OF SAN FRANCISCO

770 GOLDEN GATE AVENUE  
3RD FLOOR COMMISSION BOARD ROOM  
SAN FRANCISCO, CALIFORNIA 94102

REGULAR MEETING • 4:00 P.M.

MARCH 12, 1991

AGENDA

DOCUMENTS SECT.

MAR 11 1991

SAN FRANCISCO  
PUBLIC LIBRARY

1. Recognition of a Quorum
2. Approval of Minutes: Regular Meeting; February 12, 1991
3. Report of the President
4. Report of the Executive Director
5. Commissioners' Questions and Matters
6. Matters of Unfinished Business

- (a) Public Hearing to hear all persons  
interested in the 1991 Project Lease;  
Yerba Buena Center.

Approving and authorizing the Execution and delivery of the 1991 Project Lease with the City and County of San Francisco, a Trust Agreement and an Assignment Agreement with Security Pacific National Bank, a Reimbursement Agreement with the City and County of San Francisco and the Mitsubishi Bank, Limited, acting through its Los Angeles Branch, an Escrow Agreement with Security Pacific National Bank, an Agency purchase contract with the City and County of San Francisco Joint Powers Financing Authority and an Official Statement; Yerba Buena Center. (Resolution No. 44-91)

Action taken: \_\_\_\_\_

7. Matters of New Business

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

over

- (a) Authorizing the execution of a \$500,000 Grant to Neighborhood Housing Renewal Corporation III for the Acquisition of 575 Eddy Street, as part of the Citywide Tax Increment Housing Program. (Resolution No. 63-91)
- (b) Appointing Bank of America, Institutional Trust Services as Custodian. (Resolution No. 64-91)
- (c) Commemorating Community Development Week within the City and County of San Francisco April 1-7, 1991. (Resolution No. 65-91)
- (d) Authorizing an Expenditure in an amount not to exceed \$4,000 to pay the Management Center to Analyze the Cultural Center's Budget for Fiscal Year 1991-1992; Yerba Buena Center. (Resolution No. 66-91)
- (e) Authorizing an Expenditure of \$3,400 for the Data Processing Manager and Senior Program Analyst to attend AS/400 System 38 Technical Conferences. (Resolution No. 67-91)

Action taken: \_\_\_\_\_

#### REGULAR AGENDA

- (f) Public Hearing to hear all persons interested in the proposal of Delancey Street to transfer and assign all of its rights, title and interest to Embarcadero Triangle Associates as it relates to Site J; Rincon Point-South Beach

Approving (i) An Assignment to and Assumption by Embarcadero Triangle Associates, a California Limited Partnership, of Delancey Street Foundation's interest in the Development Sublease for the Embarcadero Triangle Property, bounded by First Street, Brannan Street, and The Embarcadero in the Rincon Point-South Beach Redevelopment Project Area, (ii) The Placing of a purchase money mortgage as a lien on the property, (iii) The Transfer of the Delancey Street Foundation's Interest in the Improvements to the Partnership, and (iv) The Transfer of the Interests in the Partnership to Kaufman and Broad Embarcadero, Inc. and Related Embarcadero Associates, Inc. (Resolution No. 68-91)

Action taken: \_\_\_\_\_

- 8. Matters not appearing on Agenda.
- 9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
- 10. Closed Sessions: (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) Central Blocks 1, 2 and 3 and East Block 2 in the Yerba Buena Gardens of Yerba Buena Center with YBG Associates; (b) Pursuant to Government Code Section 54957 on Personnel.
- 11. Adjournment

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#3  
3/19/91

REDEVELOPMENT AGENCY  
CITY AND COUNTY OF SAN FRANCISCO

770 GOLDEN GATE AVENUE  
3RD FLOOR COMMISSION BOARD ROOM  
SAN FRANCISCO, CALIFORNIA 94102

REGULAR MEETING • 4:00 P.M.

MARCH 19, 1991  
TENTATIVE AGENDA

DOCUMENTS DEPT

MAR 15 1991

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON FRIDAY, MARCH 15, 1991, AND IT WILL ALSO BE POSTED ON THE FRONT DOOR OF 770 GOLDEN GATE AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 749-2457.

- 1) Consideration of an application for an Owner Participation Agreement with FTP Investment Corp., for the property located at the southeast corner of Bush and Steiner Streets; Western Addition A-2.
- 2) Public Hearing and authorizing a 10th Amendment to the Disposition and Development Agreement ("DDA") with Yerba Buena Gardens to permit the withdrawal of Marriott Corp. as a general partner of the Developer limited partnership, and to amend the CB-1 Retail Lease, the DDA and the Reciprocal Easement Agreement with respect to Mortgagee protections and other matters; Yerba Buena Center. (Staff will recommend this item be continued)
- 3) Closed Sessions: (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) Central Blocks 1, 2 and 3 and East Block 2 in the Yerba Buena Gardens of Yerba Buena Center with YBG Associates; (ii) parcels located between Fillmore, Geary, Steiner and Turk Streets and a vacated portion of Ellis Street between Fillmore and Steiner Streets in the Western Addition A-2 with Fillmore Center Associates; (iii) Townsend, Colin P. Kelly and First Streets, Rincon Point-South Beach with South Beach Marina Apartments; (b) Pursuant to Government Code Section 54957 on Personnel.

\* \* \* \* \*

Prepared and mailed March 13, 1991



SF  
R35  
#3  
3/19/91

REDEVELOPMENT AGENCY  
CITY AND COUNTY OF SAN FRANCISCO

770 GOLDEN GATE AVENUE  
3RD FLOOR COMMISSION BOARD ROOM  
SAN FRANCISCO, CALIFORNIA 94102

REGULAR MEETING • 4:00 P.M.

MARCH 19, 1991

A G E N D A

1. Recognition of a Quorum
2. Approval of Minutes
3. Report of the President
4. Report of the Executive Director
5. Commissioners' Questions and Matters
6. Matters of Unfinished Business
7. Matters of New Business

DOCUMENTS DEPT.

MAR 22 1991

SAN FRANCISCO  
PUBLIC LIBRARY

REGULAR AGENDA

- (a) Public Hearing to hear all persons interested in a 10th Amendment to the Disposition and Development Agreement ("DDA") with Yerba Buena Gardens; Yerba Buena Center.

Authorizing a 10th Amendment to the Disposition and Development Agreement ("DDA") with Yerba Buena Gardens to permit the withdrawal of Marriott Corp. as a general partner of the Developer limited partnership, and to amend the CB-1 Retail Lease, the DDA and the Reciprocal Easement Agreement with respect to Mortgagee protections and other matters; Yerba Buena Center. (Resolution No. 69-91) (STAFF WILL RECOMMEND THIS ITEM BE CONTINUED)

Action taken: \_\_\_\_\_

- (b) Consideration of an application for an Owner Participation Agreement from FTP Investment Corp., for the property located at the southeast corner of Bush and Steiner Streets; Western Addition A-2. (DEVELOPER HAS REQUESTED AND STAFF WILL RECOMMEND THIS ITEM BE CONTINUED)
- (c) Authorization of a Small Business Loan in the amount not to exceed \$50,000 from the Western Addition Small Business Loan and Investment Program to Fred and Helen Sun (DBA: China Cafe) to expand their existing business in the Fillmore Center; Western Addition A-2. (Resolution No. 70-91)

Action taken: \_\_\_\_\_

OVER

8. Matters not appearing on Agenda.
9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
10. Closed Sessions: (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) Central Blocks 1, 2 and 3 and East Block 2 in the Yerba Buena Gardens of Yerba Buena Center with YBG Associates; (ii) parcels located between Fillmore, Geary, Steiner and Turk Streets and a vacated portion of Ellis Street between Fillmore and Steiner Streets in the Western Addition A-2 with Fillmore Center Associates; (iii) Townsend, Colin P. Kelly and First Streets, Rincon Point-South Beach with South Beach Marina Apartments; (b) Pursuant to Government Code Section 54957 on Personnel.
11. Adjournment

REDEVELOPMENT AGENCY  
CITY AND COUNTY OF SAN FRANCISCO

770 GOLDEN GATE AVENUE  
3RD FLOOR COMMISSION BOARD ROOM  
SAN FRANCISCO, CALIFORNIA 94102

REGULAR MEETING • 4:00 P.M.

MARCH 26, 1991

TENTATIVE AGENDA

DOCUMENTS DEPT.

MAR 1 0 1991

SAN FRANCISCO  
PUBLIC LIBRARY

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON FRIDAY, MARCH 22, 1991, AND IT WILL ALSO BE POSTED ON THE FRONT DOOR OF 770 GOLDEN GATE AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 749-2457.

- 1) Conditionally approving the Preliminary Construction Documents for Private Development on the parcel located on the northeasterly corner of Third and Mission Streets by Griffin Related Properties VIII; a California General Partnership; Yerba Buena Center.
- 2) Conditionally authorizing an Owner Participation Agreement with Marlin Cove, Inc. for the development of condominiums on the parcels bounded by Gough Street, Post Street and Peter Yorke Way; Western Addition A-1.
- 3) Public Hearing and workshop, jointly sponsored by the Redevelopment Agency of the City and County of San Francisco and the California State Department of Health Services, on a proposed hazardous waste management plan for Site K, which is bounded by King Street, Townsend Street and The Embarcadero; Rincon Point-South Beach.
- 4) Authorizing continuation of Group Purchase of Property Insurance through Bay Cities Joint Powers Insurance Authority.
- 5) Authorizing a Regulatory Agreement and grant in the amount of \$435,000 from the Citywide Tax Increment Housing Program to Asian Neighborhood Design for the construction of 10 live/work units at 1200 Connecticut Street.
- 6) Authorizing an Amendment of the Predevelopment Loan Agreement with Chinese Community Housing Corporation to increase the loan amount by \$30,000 from the Citywide Tax Increment Housing Program for planning 53 housing units at 1400 Pine Street.
- 7) Authorizing an Amendment of the Predevelopment Loan Agreement with Catholic Charities to increase the loan amount by \$14,500 from the Citywide Tax Increment Housing Program for planning 100 housing units at 111 Jones Street.

OVER

- 8) Public Hearing and authorizing a 10th Amendment to the Disposition and Development Agreement ("DDA") with Yerba Buena Gardens to permit the withdrawal of Marriott Corp. as a general partner of the Developer limited partnership, and to amend the CB-1 Retail Lease, the DDA and the Reciprocal Easement Agreement with respect to Mortgagee protections and other matters; Yerba Buena Center.
- 9) Consideration of an application for an Owner Participation Agreement from FTP Investment Corp., for the property located at the southeast corner of Bush and Steiner Streets; Western Addition A-2.
- 10) Closed Sessions: (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) Central Blocks 1, 2 and 3 and East Block 2 in the Yerba Buena Gardens of Yerba Buena Center with YBG Associates; (ii) Pier 42 Bulkhead in the Rincon Point-South Beach, with Hilborn Hoover Associates; (iii) northwest corner of Brannan and First Streets, Rincon Point-South Beach with Reliance Development Corp; (b) Pursuant to Government Code Section 54957 on Personnel.

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PLEASE NOTE CHANGE OF LOCATION OF APRIL 2, 1991 MEETING

SALVATION ARMY FACILITY

340 FOURTH STREET

(BETWEEN FOLSOM & HARRISON)

\* \* \* \* \*

Prepared and mailed March 18, 1991

REDEVELOPMENT AGENCY  
CITY AND COUNTY OF SAN FRANCISCO

770 GOLDEN GATE AVENUE  
3RD FLOOR COMMISSION BOARD ROOM  
SAN FRANCISCO, CALIFORNIA 94102

DOCUMENTS DEPT.

REGULAR MEETING • 4:00 P.M.

MARCH 26, 1991

MAR 25 1991

SAN FRANCISCO  
PUBLIC LIBRARY

A G E N D A

1. Recognition of a Quorum
2. Approval of Minutes: Adjourned Regular Meeting; February 12, 1991  
Regular Meetings; February 26 and March 5, 1991
3. Report of the President
4. Report of the Executive Director
5. Commissioners' Questions and Matters
6. Matters of Unfinished Business
  - (a) Public Hearing to hear all persons interested in a 10th Amendment to the Disposition and Development Agreement ("DDA") with Yerba Buena Gardens; Yerba Buena Center.

Authorizing a 10th Amendment to the Disposition and Development Agreement ("DDA") with Yerba Buena Gardens to permit the withdrawal of Marriott Corp. as a general partner of the Developer limited partnership, and to amend the CB-1 Retail Lease, the DDA and the Reciprocal Easement Agreement with respect to Mortgagee protections and other matters; Yerba Buena Center. (Resolution No. 69-91) (STAFF WILL RECOMMEND THIS ITEM BE CONTINUED)

Action taken: \_\_\_\_\_

- (b) Consideration of an application for an Owner Participation Agreement from FTP Investment Corp., for the property located at the southeast corner of Bush and Steiner Streets; Western Addition A-2. (STAFF WILL RECOMMEND THIS ITEM BE CONTINUED)

Action taken: \_\_\_\_\_

7. Matters of New Business

REGULAR AGENDA

- (a) Conditionally approving the Preliminary Construction Documents for Private Development on the parcel located on the northeasterly corner of Third and Mission Streets by Griffin/Related Properties-VII, a California General Partnership; Yerba Buena Center. (Resolution No. 71-91)

Action taken: \_\_\_\_\_

OVER

- (b) Public Hearing to hear all persons interested in the proposed Plan prepared for the development of Site K, located at Townsend Street at The Embarcadero; Rincon Point-South Beach

Workshop jointly sponsored by the Redevelopment Agency of the City and County of San Francisco and the California State Department of Health Services-Toxic Substance Control Program on a proposed Hazardous Waste Management Plan ("Plan") for Site K, which is bounded by King Street, Townsend Street and The Embarcadero, Rincon Point-South Beach Redevelopment Project Area.

- (c) Authorizing an Owner Participation Agreement with SOCO, Ltd. for the development of the property bounded by Post Street, Gough Street and Peter Yorke Way; Western Addition A-1. (Resolution No. 72-91)

Action taken: \_\_\_\_\_

- (d) Authorization of expenditure not to exceed \$9,000 for three finalists (Center for the Arts at Yerba Buena Gardens; Moore, Iacofano & Goltsman, Inc. (MIG)/Play & Learning in Adaptable Environments, Inc. (PLAE); The Exploratorium in Collaboration with Lucasfilm) to develop Proposals for the Children's Place, Central Block Three; Yerba Buena Center. (Resolution No. 73-91)

Action taken: \_\_\_\_\_

- (e) Authorizing continuation of Group Purchase of Property Insurance through Bay Cities Joint Powers Insurance Authority. (Resolution No. 74-91)

Action taken: \_\_\_\_\_

- (f) Authorizing an Amendment to the Predevelopment Loan Agreement with Chinese Community Housing Corporation to increase the loan amount by \$30,000 for planning 53 housing units at 1400 Pine Street, as part of the Citywide Tax Increment Housing Program. (Resolution No. 75-91)

Action taken: \_\_\_\_\_

- (g) SITE VISIT. There will be a site visit to view the Moscone Convention Center's Meeting Room Space in Yerba Buena Center. The March 26, 1991 meeting will be continued to 2:30 p.m. on April 2 to conduct this site visit. The continued meeting will convene at the Salvation Army Facility parking lot at 360 4th Street and then move to the lobby of the Moscone Convention Center on Howard Street between Third and Fourth Streets and further continue to view the meeting rooms.

8. Matters not appearing on Agenda.
9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
10. Closed Sessions: (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) Central Blocks 1, 2 and 3 and East Block 2 in the Yerba Buena Gardens of Yerba Buena Center with YBG Associates; (ii) Pier 42 Bulkhead in the Rincon Point-South Beach, with Hilborn Hoover Associates; (iii) northwest corner of Brannan and First Streets, Rincon Point-South Beach with Reliance Development Corp; (iv) northwest corner of Eddy and Webster Streets in the Western Addition A-2, with Fillmore Market Place Associates; (b) Pursuant to Government Code Section 54957 on Personnel.
11. Adjournment

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PLEASE NOTE CHANGE OF LOCATION OF APRIL 2, 1991 MEETING

SALVATION ARMY FACILITY

360 FOURTH STREET

(BETWEEN FOLSOM & HARRISON)

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SF  
R35  
#3  
4/2/91

REDEVELOPMENT AGENCY  
CITY AND COUNTY OF SAN FRANCISCO

□ PLEASE NOTE CHANGE OF MEETING LOCATION □

**SALVATION ARMY FACILITY  
360 - 4TH STREET  
(Between Folsom and Harrison Streets)  
SAN FRANCISCO, CALIFORNIA**

REGULAR MEETING • 4:00 P.M.

APRIL 2, 1991

**TENTATIVE AGENDA**

DOCUMENTS DEPT.

MAR 29 1991

SAN FRANCISCO  
PUBLIC LIBRARY

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON FRIDAY, MARCH 29, 1991, AND IT WILL ALSO BE POSTED ON THE FRONT DOOR OF 770 GOLDEN GATE AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 749-2457.

- 1) Authorizing payment of Agency's Annual Dues in the amount of \$1,500 for Membership in the National Association of Housing and Redevelopment Officials (NAHRO).
- 2) Authorizing payment of Annual Dues in the amount of \$2,000 for Membership in the Community Redevelopment Agencies Association (CRA).
- 3) Authorizing a Seventh Amendment to the Architecture Agreement with MGA Partners, which provides \$50,000 for four artists and an artists' advisor to develop proposals for artwork for the Esplanade and East Garden; Yerba Buena Center.
- 4) Authorizing an Agreement for Professional Services with Orion Environmental Associates for the preparation of an Environmental Impact Report for the proposed San Francisco General Hospital Parking Garage.
- 5) Authorization to Request Developer Proposals for the 7th and Natoma Street Site; South of Market Redevelopment Project.
- 6) Quarterly Report of Mission Hiring Hall; South of Market Area.
- 7) Quarterly Report of Mission Economic Development Corp.; South of Market Redevelopment Project.
- 8) Quarterly Report of Tenant and Owners Development Corp. (TODCO); South of Market Redevelopment Project.

OVER

- 9) Quarterly Report of South of Market Problem Solving Council (SOMPSC ); South of Market Redevelopment Project.
- 10) Authorizing a Second Amendment to the Personal Services Contract with Mission Economic Development Association (MEDA) to provide \$72,000 for a Steam Cleaning Program; South of Market Earthquake Recovery Area.
- 11) Public Hearing and authorizing a 10th Amendment to the Disposition and Development Agreement ("DDA") with Yerba Buena Gardens to permit the Withdrawal of Marriott Corp. as a general partner of the Developer limited partnership, and to amend the CB-1 Retail Lease, the DDA and the Reciprocal Easement Agreement with respect to Mortgagee protections and other matters; Yerba Buena Center.
- 12) Consideration of an application for an Owner Participation Agreement from FTP Investment Corp., for the property located at the southeast corner of Bush and Steiner Streets; Western Addition A-2.
- 13) Closed Sessions: (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) Central Blocks 1, 2 and 3 and East Block 2 in the Yerba Buena Gardens of Yerba Buena Center with YBG Associates; (ii) Pier 42 Bulkhead in the Rincon Point-South Beach, with Hilborn Hoover Associates; (iii) northwest corner of Brannan and First Streets, Rincon Point-South Beach with Reliance Development Corp.; (iv) parcels located between Fillmore, Geary, Steiner and Turk Streets and a vacated portion of Ellis Street between Fillmore and Steiner Streets in the Western Addition A-2 with Fillmore Center Associates; (v) Townsend, Colin P. Kelly and First Streets, Rincon Point-South Beach with South Beach Marina Apartments; (b) Pursuant to Government Code Section 54957 on Personnel.

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Prepared and mailed March 26, 1991

**NO STREET PARKING  
ON 4TH STREET  
TOW-AWAY ZONE  
AFTER 3:00 P.M.**

**ONE WAY**

**FOLSOM STREET**

**ONE WAY**

**TWO  
WAY**

**SHIPLEY STREET**

**360 - 4TH Street  
Salvation Army Facility**

**ENTRANCE**

**CLARA STREET**

**COMMERCIAL  
PARKING LOT  
(Large Size)**

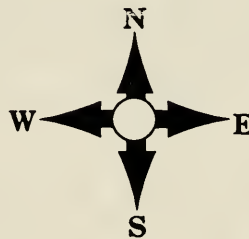
**COMMERCIAL  
PARKING LOT  
(Medium Size)**

**ONE WAY**

**HARRISON STREET**

**FIFTH STREET**

**FOURTH STREET**





# SAN FRANCISCO REDEVELOPMENT AGENCY

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## PLEASE NOTE CHANGE OF MEETING LOCATION:

SALVATION ARMY FACILITY  
360 4TH STREET  
(BETWEEN FOLSOM AND HARRISON STS.)  
SAN FRANCISCO, CA.

DATE: APRIL 2, 1991  
4:00 P.M.

DOCUMENTS DEPT.

## AGENDA

APR 1 1991

SAN FRANCISCO  
PUBLIC LIBRARY

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1. Recognition of a Quorum
2. Approval of Minutes: Regular Meeting; March 12, 1991
3. Report of the President
4. Report of the Executive Director
5. Commissioners' Questions and Matters
6. Matters of Unfinished Business

- (a) Public Hearing to hear all persons interested in a 10th Amendment to the Disposition and Development Agreement ("DDA") with Yerba Buena Gardens; Yerba Buena Center.

Authorizing a 10th Amendment to the Disposition and Development Agreement ("DDA") with Yerba Buena Gardens to permit the withdrawal of Marriott Corp. as a general partner of the Developer limited partnership, and to amend the CB-1 Retail Lease, the DDA and the reciprocal Eastment Agreement with respect to Mortgagee protections and other matters; Yerba Buena Center. (Resolution No. 69-91)  
(Staff will recommend this item be continued)

Action taken: \_\_\_\_\_

- (b) Consideration of an application for an Owner Participation Agreement from FTP Investment Corp., for the property located at the southeast corner of Bush and Steiner Streets; Western Addition A-2.

Action taken: \_\_\_\_\_

7. Matters of New Business

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing payment of Agency's annual dues in the amount of \$1,602 for membership in the National Association of Housing and Redevelopment Officials (NAHRO). (Resolution No. 76-91)

Action taken:\_\_\_\_\_

- (b) Authorizing payment of annual dues in the amount of \$2,000 for membership in the Community Redevelopment Agencies Association (CRA). (Resolution No. 77-91)

Action taken:\_\_\_\_\_

REGULAR AGENDA

- (c) Authorizing an Agreement for Professional Services in an amount not to exceed \$150,000 with Orion Environmental Associates for the preparation of an Environmental Impact Report for the proposed San Francisco General Hospital Parking Garage. (Resolution No. 78-91)

Action taken:\_\_\_\_\_

- (d) Authorizing a Seventh Amendment to the Architecture Agreement with MGA Partners, which provides \$50,000 for four artists and an artists' advisor to develop proposals for artwork for the Esplanade and East Garden; Yerba Buena Center. (Resolution No. 79-91)

Action taken:\_\_\_\_\_

- (e) Authorizing a Request for Developer Proposals for the 7th and Natoma Street Housing Site; South of Market. (Resolution No. 80-91)

Action taken:\_\_\_\_\_

- (f) Quarterly Status Report of South of Market Problem Solving Council (SOMPSC); South of Market.

- (g) Quarterly Status Report of Economic Development Service Providers for the Mission Hiring Hall, Inc./South of Market Employment Center (SMEC) and the Mission Economic Development Association (MEDA); South of Market.
- (h) Quarterly Status Report of Tenants and Owners Development Corp. (TODCO); South of Market.
- (i) Authorizing a Second Amendment to the Personal Services Contract with Mission Economic Development Association (MEDA) to provide funding to start a SOMA sidewalk cleaning program in an amount not to exceed \$72,000; South of Market. (Resolution No. 81-91)

Action taken: \_\_\_\_\_

- 8. Matters not appearing on Agenda.
- 9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
- 10. Closed Sessions: (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) Central Blocks 1, 2 and 3 and East Block 2 in the Yerba Buena Gardens of Yerba Buena Center with YBC Associates; (ii) northwest corner of Brannan and First Streets, Rincon Point-South Beach with Reliance Development Corp.; (iii) parcels located between Fillmore, Geary, Steiner and Turk Streets and a vacated portion of Ellis Street between Fillmore and Steiner Streets in the Western Addition A-2 with Fillmore Center Associates; (iv) Townsend, Colin P. Kelly and First Streets, Rincon Point-South Beach with South Beach Marina Apartments; (v) 1590 Sutter Street, Western Addition A-1, with Queen Ann Hotel Company on Ohio Partnership. (b) Pursuant to Government Code Section 54957, Personnel.
- 11. Adjournment



# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA. 94102  
THIRD FLOOR COMMISSION BOARD ROOM

DATE: APRIL 9, 1991  
4:00 P.M.

## AGENDA

1. Recognition of a Quorum
2. Approval of Minutes: Regular Meeting, March 19, 1991 and Special Meeting, March 14, 1991
3. Report of the President
4. Report of the Executive Director
5. Matters of Unfinished Business

DOCUMENTS DEPT.

APR 5 1991

SAN FRANCISCO  
PUBLIC LIBRARY

- (a) Public Hearing to hear all persons interested in a 10th Amendment to the Disposition and Development Agreement ("DDA") with Yerba Buena Gardens; Yerba Buena Center.

Authorizing a 10th Amendment to the Disposition and Development Agreement ("DDA") with Yerba Buena Gardens to permit the withdrawal of Marriott Corp. as a general partner of the Developer limited partnership, and to amend the CB-1 Retail Lease, the DDA and the reciprocal Easement Agreement with respect to Mortgagee protections and other matters; Yerba Buena Center. (Resolution No. 69-91) (Staff will recommend this item be continued)

Action taken: \_\_\_\_\_

### 6. Matters of New Business

- (a) Workshop on the resolution of remaining design issues related to the Esplanade and Martin Luther King, Jr. Memorial; Yerba Buena Center.
- (b) Authorizing an Amendment to the Predevelopment Loan Agreement with Bernal Heights Community Foundation for the development of approximately 120 housing units at 100 Alemany Boulevard, as part of the Citywide Tax Increment Housing Program to increase the loan amount by \$25,000. (Resolution No. 82-91)

Action taken: \_\_\_\_\_

- (c) Approving a First Amendment to the Land Disposition Agreement with Fillmore Market Place Associates for the parcel located on the northwest corner of Eddy and Webster Streets; Western Addition A-2. (Resolution No. 83-91)

Action taken: \_\_\_\_\_

- (d) A Resolution of intention of the Redevelopment Agency of the City and County of San Francisco to issue refunding mortgage revenue bonds for the Agency's \$46,655,000 Weekly Adjustable/Fixed Rate Multifamily Housing Mortgage Revenue Bonds (South Beach Marina Project) 1985 Issue E, and transmitting a request for approval of such bonds to the Board of Supervisors of the City and County of San Francisco; Rincon Point-South Beach. (Resolution No. 84-91)

Action taken: \_\_\_\_\_

- (e) Authorizing a Personal Services Contract in an amount not to exceed \$140,000 with National Economic Research Associates, Inc. (NERA), to determine whether there is a legal predicate for re-establishing subcontractor goals. (Resolution No. 85-91)

Action taken: \_\_\_\_\_

7. Matters not appearing on Agenda
8. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
9. Commissioners' Questions and Matters
10. Closed Sessions: Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) Central Blocks 1, 2 and 3 and East Block 2 in Yerba Buena Gardens of Yerba Buena Center with YBG Associates; (ii) northwest corner of Brannan and First Streets, Rincon Point-South Beach with Reliance Development Corp.; (iii) Fillmore, Geary, Steiner and Turk Streets in the Western Addition A-2 with Fillmore Center Associates; (iv) Townsend, Colin P. Kelly and First Streets, Rincon Point-South Beach with South Beach Marina Apartments.
11. Adjournment

# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA. 94102  
THIRD FLOOR COMMISSION BOARD ROOM

DATE: APRIL 16, 1991  
4:00 P.M.

DOCUMENTS DEPT.

## TENTATIVE AGENDA

APR 18 1991

SAN FRANCISCO  
PUBLIC LIBRARY

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS / ADDITIONS / CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY, BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT DOOR OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 749-2457

- 1) Approval of the Resolution of Remaining Design Concerns related to the Esplanade and Martin Luther King, Jr. Memorial; Yerba Buena Gardens.
- 2) Consideration of proposed Agency position on Assembly Bill 315, which would amend the California Community Redevelopment Law provisions pertaining to low and moderate income housing fund.
- 3) Approving the 1991-92 Operating Budget for the Center for the Arts at Yerba Buena Gardens; Yerba Buena Center.
- 4) Authorizing re-entry into Exclusive Negotiations with Hilborn Hoover Properties for the purchase of the Pier 42 Bulkhead Building and the Sublease of a portion of Pier 40; Rincon Point-South Beach.
- 5) Quarterly reports of Ella Hill Hutch Community Center, Young Community Developers, Inc. and Urban Economic Development Corporation.
- 6) Authorizing a change in the terms of a \$600,000 funding commitment to Catholic Charities for the development of property located at 16th Street and Church Street, as part of the Citywide Tax Increment Housing Program.
- 7) Authorizing the Purchase of Software Licenses and related training, consulting, maintenance and equipment costs in an amount not to exceed \$328,000.
- 8) Closed Sessions: Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) Central Blocks 1, 2 and 3 and East Block 2 in Yerba Buena Gardens of Yerba Buena Center with YBG Associates; (ii) northwest corner of Brannan and First Streets, Rincon Point-South Beach with Reliance Development Corp.; (iii) Pier 42 Bulkhead Building in Rincon Point-South Beach with Hilborn Hoover Properties.



# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA. 94102  
THIRD FLOOR COMMISSION BOARD ROOM

DATE: APRIL 16, 1991  
4:00 P.M.

## AGENDA

1. Recognition of a Quorum
2. Approval of Minutes
3. Report of the President
4. Report of the Executive Director
5. Matters of Unfinished Business

- (a) Public Hearing to hear all persons interested in a 10th Amendment to the Disposition and Development Agreement ("DDA") with Yerba Buena Gardens; Yerba Buena Center.

Authorizing a 10th Amendment to the Disposition and Development Agreement ("DDA") with Yerba Buena Gardens to permit the withdrawal of Marriott Corp. as a general partner of the Developer limited partnership, and to amend the CB-1 Retail Lease, the DDA and the reciprocal Easement Agreement with respect to Mortgagee protections and other matters; Yerba Buena Center. (Resolution No. 69-91) (Staff will recommend this item be continued).

Action taken: \_\_\_\_\_

6. Matters of New Business

### CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing Extension of Exclusive Negotiations with Hilborn Hoover Properties for the purchase of the Pier 42 Bulkhead Building and the sublease of a portion of Pier 40; Rincon Point-South Beach. (Resolution No. 86-91)

OVER

- (b) Authorizing a change in the terms of a funding commitment of \$600,000 to Catholic Charities of the Archdiocese of San Francisco for the development of property located at 16th and Church Street, as part of the Citywide Tax Increment Housing Program. (Resolution No. 87-91)
- (c) Authorizing a Fourth Amendment which revises the performance schedule and extends the absolute conveyance date of the Agreement for Disposition of Land for private development with Sprincin Development Partners IX, for property located in the block bounded by Fulton, McAllister, Fillmore and Steiner Streets; Western Addition A-2. (Resolution No. 88-91)

Action taken: \_\_\_\_\_

#### REGULAR AGENDA

- (d) Approving the Resolution of Design Concerns for the Esplanade and the Martin Luther King, Jr. Memorial; Yerba Buena Center. (Resolution No. 89-91)

Action taken: \_\_\_\_\_

- (e) Approving the proposed Operating Budget for fiscal year July 1, 1991 - June 30, 1992 for the Center for the Arts at Yerba Buena Gardens ("Center") and authorization to submit it to the Mayor and Board of Supervisors of the City and County of San Francisco; Yerba Buena Center. (Resolution No. 90-91)

Action taken: \_\_\_\_\_

- (f) Quarterly Status Reports of Ella Hill Hutch Community Center and Young Community Developers, Inc.
- (g) Consideration of Agency position on Assembly Bill 315 (Friedman) which would amend the California Community Redevelopment Law pertaining to the Low-and Moderate-Income Housing Fund. (Resolution No. 91-91)

Action taken: \_\_\_\_\_

- 7. Matters not appearing on Agenda
- 8. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
- 9. Commissioners' Questions and Matters
- 10. Closed Sessions: (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) Central Blocks 1, 2 and 3 and East Block 2 in Yerba Buena Gardens of Yerba Buena Center with YBG Associates; (ii) northwest corner of Brannan and First Streets, Rincon Point-South Beach with Reliance Development Corp.; (iii) Pier 42 Bulkhead Building in Rincon Point-South Beach with Hilborn Hoover Properties.
- 11. Adjournment

# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA. 94102  
THIRD FLOOR COMMISSION BOARD ROOM

DATE: APRIL 23, 1991  
4:00 P.M.

## AGENDA

~~DOCUMENTS DEPT.~~

APR 23 1991

SAN FRANCISCO  
PUBLIC LIBRARY

1. Recognition of a Quorum
2. Approval of Minutes:
3. Report of the President
4. Report of the Executive Director
5. Matters of Unfinished Business

- (a) Public Hearing to hear all persons interested in a 10th Amendment to the Disposition and Development Agreement ("DDA") with Yerba Buena Gardens; Yerba Buena Center

Authorizing a 10th Amendment to the Disposition and Development Agreement ("DDA") with Yerba Buena Gardens to permit the withdrawal of Marriott Corp. as a General Partner of the Developer Limited Partnership, and to amend the CB-1 Retail Lease, the DDA and the Reciprocal Easement Agreement with respect to mortgagee protections and other matters; Yerba Buena Center. (Resolution No. 69-91)(Staff will recommend this item be continued)

Action taken: \_\_\_\_\_

- (b) Approving the resolution of design concerns for the Esplanade; Yerba Buena Center. (Resolution No. 92-91)

Action taken: \_\_\_\_\_

6. Matters of New Business

### CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

OVER

- (a) Approving payment of a site removal fee in the amount of \$15,269 to the California Department of Health Services for oversight of toxics remediation in Site K; Rincon Point-South Beach. (Resolution No. 93-91)
- (b) Authorizing a Fifth Amendment to Personal Services Contract HM/WC-1 with Harding Lawson Associates which expands the scope of services to include oversight of construction activities relative to mitigation of contaminated materials and related matters; All Redevelopment Project Areas and other designated sites. (Resolution No. 94-91)

Action taken: \_\_\_\_\_

#### REGULAR AGENDA

- (c) Public Hearing to hear all persons interested in Lease with Cala Foods, Inc. for operation of a supermarket at 345 Williams Avenue; South Bayshore

Authorizing a Lease with Cala Foods, Inc. for the development and operation of a full service supermarket at 345 Williams Avenue, located at the southeasterly corner of Williams Avenue and Phelps Street; South Bayshore. (Resolution No. 95-91)

Action taken: \_\_\_\_\_

- (d) Authorizing execution of Agreements for Professional Services with Sedway Associates in an amount not to exceed \$45,000, and Business Development, Inc., in an amount not to exceed \$25,000 for the preparation of an Economic Development Program for the Third Street Corridor; South Bayshore. (Resolution No. 96-91)

Action taken: \_\_\_\_\_

- (e) Conditionally approving the Schematic Drawings submitted by the San Francisco Museum of Modern Art for the development of the EB-2 Museum site, located on the east side of Third Street between Minna and Hunt Streets; Yerba Buena Center. (Resolution No. 97-91)

Action taken: \_\_\_\_\_

- (f) Awarding and authorizing Contract V-Street Improvements to Munkdale Bros. Inc., Community Facilities District No. 1 (South Beach) in the amount of \$248,892 for construction of street, utility and streetscaping improvements; Rincon Point-South Beach. (Resolution No. 98-91)

Action taken: \_\_\_\_\_

- (g) Authorizing the purchase of accounting software and related training, consulting, maintenance and equipment costs in an amount not to exceed \$316,000. (Resolution No. 99-91)

Action taken: \_\_\_\_\_

(h) Consideration of the request of Robert and Sandra Feher for the Commission not to terminate their Owner Participation Agreement, 250 Fourth Street; Yerba Buena Center.

7. Matters not appearing on Agenda
8. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
9. Commissioners' Questions and Matters
10. Closed Sessions: (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) Central Blocks 1, 2 and 3 and East Block 2 in Yerba Buena Gardens of Yerba Buena Center with YBG Associates; (ii) northwest corner of Brannan and First Streets, Rincon Point-South Beach with Reliance Development Corp.; (iii) Pier 42 Bulkhead Building in Rincon Point-South Beach with Hilborn Hoover Properties; (iv) Fillmore, Geary, Steiner and Turk Streets in the Western Addition A-2 with Fillmore Center Associates; (v) Townsend, Colin P. Kelly and First Streets, Rincon Point-South Beach with South Beach Marina Apartments. (b) Pursuant to Government Code Section 54957, Personnel
11. Adjournment



# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA. 94102  
THIRD FLOOR COMMISSION BOARD ROOM

DATE: May 7, 1991  
4:00 P.M.

DOCUMENTS DEPT.

MAY 3 1991

SAN FRANCISCO  
PUBLIC LIBRARY

## TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS / ADDITIONS / CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY, BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT DOOR OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 749-2457

- 1) Authorizing an Owner Participation Agreement with the F.T.P. Investment Corporation of San Francisco, for the Development of 36 Condominium Units, parking and 6,000 square feet of ground floor space, southeast corner of Bush and Steiner Streets; Western Addition A-2. (Continued from April 30, 1991 meeting)
- 2) Authorizing a \$300,000 grant to Catholic Charities of the Archdiocese of San Francisco for rehabilitation of 1601 Quesada Street as part of the City-wide Tax Increment Housing Program.
- 3) Authorizing foreclosure action to recover special tax from Embarcadero Vista Partnership, Community Facilities District No. 1, bounded by King Street, Second Street and Townsend Streets; Rincon Point-South Beach.
- 4) Workshop on proposed development by Reliance Development Group for Sites I-1, Oriental Warehouse, and I-3, bounded by Colin P. Kelly, Brannan and Delancey Street (First Street); Rincon Point-South Beach.
- 5) Closed Sessions: Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) Central Blocks 1, 2 and 3 and East Block 2 in the Yerba Buena Gardens of the Yerba Buena Center with YBG Associates; (ii) Fillmore, Geary, Steiner and Turk Streets in the Western Addition A-2 with Fillmore Center Associates; (iii) Townsend, Colin P. Kelly and First Streets, Rincon Point-South Beach with South Beach Marina Apartments; (iv) bounded by Steuart, Spear and Folsom Streets; Rincon Point-South Beach with Caltrans. (b) Pursuant to Government Code Section 54957 on Personnel.

Prepared and mailed May 1, 1991



# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA. 94102  
THIRD FLOOR COMMISSION BOARD ROOM

DATE: May 7, 1991  
4:00 P.M.

DOCUMENTS DEPT.

APR 26 1991

SAN FRANCISCO  
PUBLIC LIBRARY

## AGENDA

1. Recognition of a Quorum
2. Approval of Minutes: Regular Meeting: March 26, April 2 & 9, 1991  
Closed Sessions: January 8, 14, 15, 22 & 29, 1991,  
February 12 & 26, 1991
3. Report of the President
4. Report of the Executive Director
5. Matters of Unfinished Business
  - (a) Authorizing an Owner Participation Agreement with the F.T.P. Investment Corporation of San Francisco, for the Development of 36 Condominium Units, parking and 6,000 square feet of ground floor space on Assessor's Blocks 678, Lot 30, located at the southeast corner of Bush and Steiner Streets; Western Addition A-2. (Resolution No. 104-91)

Action taken: \_\_\_\_\_

6. Matters of New Business

### REGULAR AGENDA

- (a) Authorizing a Rental Housing Acquisition and Rehabilitation Program Regulatory and Grant Agreement in an amount not to exceed \$300,000 with Catholic Charities of the Archdiocese of San Francisco for rehabilitation of a site located at 1601 Quesada Street as part of the City-wide Tax Increment Housing Program. (Resolution No. 109-91)

Action taken: \_\_\_\_\_

- (b) Authorizing Foreclosure Action to recover Special Tax due on the parcel known as Site "L" and bounded by King, Second and Townsend Streets in Community Facilities District No. 1; Rincon Point-South Beach (Assessor's Parcel No. 3793-1) (Resolution No. 110-91)

Action taken: \_\_\_\_\_

- (c) Workshop on Proposed Development Project by the Reliance Development Group for Sites I-1, (Oriental Warehouse) and I-3, bounded by Colin P. Kelly, Brannan and Delancey Street (First Street); Rincon Point-South Beach.

OVER

7. Matters not appearing on Agenda
8. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
9. Commissioners' Questions and Matters
10. Closed Sessions: (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) Central Blocks 1, 2 and 3 and East Block 2 in the Yerba Buena Gardens of the Yerba Buena Center with YBG Associates; (ii) Fillmore, Geary, Steiner and Turk Streets in the Western Addition A-2 with Fillmore Center Associates; (iii) Townsend, Colin P. Kelly and First Streets, Rincon Point-South Beach with South Beach Marina Apartments; (iv) bounded by Steuart, Spear and Folsom Streets; Rincon Point-South Beach with Caltrans.  
(b) Pursuant to Government Code Section 54957 on Personnel.
11. Adjournment

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# SAN FRANCISCO REDEVELOPMENT AGENCY

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## PLEASE NOTE CHANGE OF MEETING LOCATION:

AUDITORIUM OF THE  
GOVERNOR EDMUND G. "PAT" BROWN BUILDING  
505 VAN NESS AVENUE  
SAN FRANCISCO, CA 94102

DATE: MAY 14, 1991  
4:00 P.M.

DOCUMENTS DEPT.

## AGENDA

MAY - 9 1991  
SAN FRANCISCO  
PUBLIC LIBRARY

1. Recognition of a Quorum
2. Approval of Minutes: Regular Meetings: April 16 and 23, 1991  
Closed Sessions: March 5, 12, 19 & 26, 1991
3. Report of the President
4. Report of the Executive Director
5. Matters of Unfinished Business

### ITEM (5a) WILL NOT BE HEARD BEFORE 5:30 P.M.

- (a) Authorizing an Owner Participation Agreement with the F.T.P. Investment Corporation of San Francisco, for the development of 36 condominium units, parking and 6,000 square feet of ground floor space on Assessor's Block 678 Lot 30, located at the southeast corner of Bush and Steiner Streets; Western Addition A-2. (Resolution No. 104-91)

Action taken: \_\_\_\_\_

6. Matters of New Business

### CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing an expenditure of \$25,000 to the Yerba Buena Gardens Marketing Alliance for Marketing Services for the project; Yerba Buena Center. (Resolution No. 112-91)

OVER

- (b) Authorizing Exclusive Negotiations with Tenants and Owners Development Corporation for the development of affordable housing on Assessor's Block 3732, Lot 78, located at the southeast corner of Sixth Street and Tehama Street; South of Market Earthquake Recovery Redevelopment Project Area. (Resolution No. 113-91)
- (c) Granting an additional designated period for two years additional Service Credit. (Resolution No. 114-91)
- (d) Amending Resolution No. 165-90 to adjust the Compensation for the Classifications of Senior Community Services Representative and Senior Landscape Architect/Architectural Contracts Coordinator. (Resolution No. 115-91)
- (e) Authorizing support of Senate Bill 1026, with Amendments, authorizing expenditure of Redevelopment Funds for Homeless Shelters and Transitional Housing. (Resolution No. 116-91)
- (f) Supporting appropriation of the full amount of funding authorized under the Cranston-Gonzalez National Affordable Housing Act. (Resolution No. 117-91)

Action taken: \_\_\_\_\_

#### **REGULAR AGENDA**

- (g) Workshop on the revised Policy Statement on Economic Development and the Economic Development Expenditure Plan.

#### **ITEMS 6(h) THROUGH 6(k) ARE RELATED TO THE REDEVELOPMENT PLAN AMENDMENT FOR RINCON POINT-SOUTH BEACH**

- (h) Authorizing transmittal of the proposed Rincon Point-South Beach Redevelopment Plan Amendment to the Board of Supervisors of the City and County of San Francisco and requesting the Board's Consent to Conduct a Joint Public Hearing on the Proposed Plan Amendment. (Resolution No. 118-91)

Action taken: \_\_\_\_\_

- (i) Authorizing Transmittal of the proposed Rincon Point-South Beach Redevelopment Plan Amendment to the City Planning Commission of the City and County of San Francisco. (Resolution No. 119-91)

Action taken: \_\_\_\_\_

- (j) Approving the Addendum to the Report on the Redevelopment Plan for the Rincon Point-South Beach Redevelopment Project Area and authorizing transmittal to the Board of Supervisors of the City and County of San Francisco. (Resolution No. 120-91)

Action taken: \_\_\_\_\_

- (k) Approving the Proposed Amendment to the Design for Development for the Rincon Point-South Beach Redevelopment Project Area and authorizing transmittal of same to the City Planning Commission of the City and County of San Francisco. (Resolution No. 121-91)

Action taken: \_\_\_\_\_

- (1) Requesting The Board of Supervisors of the City and County of San Francisco to Amend the Northeastern Waterfront Survey Area to add the eastern 3,446 square feet of Lot 24, Assessor Block 3741, bounded by the easterly line of the existing Embarcadero Freeway right-of-way (between Spear and Steuart Streets) and the existing westerly boundary of the Rincon Point Subarea; Rincon Point-South Beach. (Resolution No. 122-91)

Action taken: \_\_\_\_\_

7. Matters not appearing on Agenda
8. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
9. Commissioners' Questions and Matters
10. Closed Sessions: (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) Central Blocks 1, 2 and 3 and East Block 2 in the Yerba Buena Gardens of the Yerba Buena Center with YBG Associates; (ii) Fillmore, Geary, Steiner and Turk Streets in the Western Addition A-2 with Fillmore Center Associates; (iii) Townsend, Colin P. Kelly and First Streets, Rincon Point-South Beach with South Beach Marina Apartments; (iv) Northeast corner of Third and Mission Streets; Yerba Buena Center with Griffin Related Properties I; (v) Southwesterly corner of Hudson Avenue and Whitney Young Circle, Hunters Point with Summit Partners; (vi) Southwest corner of Brannan and First Streets, Rincon Point-South Beach with Reliance Development Group; (vii) northeast corner of Eddy and Fillmore Streets, Western Addition A-2, Fillmore Renaissance Associates and Western Commercial Partnership II.
11. Adjournment



# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA. 94102  
THIRD FLOOR COMMISSION BOARD ROOM

DATE: May 21, 1991  
4:00 P.M.

## TENTATIVE AGENDA

THE REGULARLY SCHEDULED MEETING OF THE REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO FOR MAY 21, 1991, WILL NOT BE HELD. THE NEXT REGULARLY SCHEDULED MEETING WILL BE HELD ON MAY 28, 1991, AT 4:00 P.M., 770 GOLDEN GATE AVENUE, 3RD FLOOR, SAN FRANCISCO, CALIFORNIA.

DOCUMENTS DEPT.

MAY 21 1991

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Prepared and mailed May 15, 1991

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# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA. 94102  
THIRD FLOOR COMMISSION BOARD ROOM

DATE: May 28, 1991  
4:00 P.M.

DOCUMENTS DEPT.

## TENTATIVE AGENDA

MAY 22 1991

SAN FRANCISCO  
PUBLIC LIBRARY

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS / ADDITIONS / CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY, BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT DOOR OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 749-2457

1. Authorizing an Owner Participation Agreement with 1300 Post Street Partners, for the development of the property located on the northwest corner of Post and Franklin Streets; Western Addition A-2.
2. Authorizing a Second Amendment, which revises the Schedule of Performance, the Scope of Development with Fillmore Marketplace Associates for the purchase and development of a parcel located on the northwest corner of Webster and Eddy Streets; Western Addition A-2.
3. Authorizing a loan in the amount of \$150,000 to the Tenderloin Housing Clinic for the rehabilitation of commercial ground floor space to create a lobby and two live/work units for artists in the Sunnyside Hotel located at 135 Sixth Street; South of Market.
4. Awarding Demolition and Site Clearance Contract No. 85 to Covey Trucking Co. in the amount of \$41,575 for demolition and site clearance of 1956-60 Sutter Street; Western Addition A-2.
5. Authorizing a Second Amendment which revises the Performance Schedule of the Agreement for Disposition of Land for development with Griffin/Related Properties-VII for the parcel located at the northeast corner of Third and Mission Streets; Yerba Buena Center.
6. Approving, in concept, the terms and development program of the Reliance Development Group for Sites I-1 (Oriental Warehouse) and I-3 bounded by Colin P. Kelly, Brannan and Delancey Streets, and directing staff to prepare Land Disposition and Owner Participation Agreements for the proposed project; Rincon Point-South Beach.
7. Approving the issuance by the Redevelopment Agency of the City and County of San Francisco of Multifamily Housing Refunding Mortgage Revenue Bonds in an aggregate principal amount not to exceed \$46,655,000 for the purposes of its residential construction financing program for the South Beach Marina Project; Rincon Point-South Beach.

OVER

8. Authorizing an Amendment to the Predevelopment Grant Agreement to Community Housing Partnership to increase the grant amount by \$25,000 for the acquisition and rehabilitation of 86 units at 519 Ellis Street, as part of the Citywide Tax Increment Housing Program.
8. Closed Sessions: (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) Central Blocks 1, 2 and 3 and East Block 2 in the Yerba Buena Gardens of Yerba Buena Center with YBG Associates; (ii) Fillmore, Geary, Steiner and Turk Streets in the Western Addition A-2 with Fillmore Center Associates; (iii) Townsend, Colin P. Kelly and First Streets, Rincon Point-South Beach with South Beach Marina Apartments; (iv) Pier 42 Bulkhead Building, Rincon Point-South Beach with Hilbourn Hoover Associates; (v) Northeast corner of Third and Mission, Yerba Buena Center with Griffin/Related Properties I. (b) Pursuant to Government Code Section 54957 on Personnel.

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Prepared and mailed May 20, 1991

# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA. 94102  
THIRD FLOOR COMMISSION BOARD ROOM

DATE: May 28, 1991  
4:00 P.M.

DOCUMENTS DEPT.

## AGENDA

SAN FRANCISCO  
PUBLIC LIBRARY

1. Recognition of a Quorum
2. Approval of Minutes: Regular Meeting, May 7, 1991  
Closed Sessions: April 2, 9, 16 and 23, 1991
3. Report of the President
4. Report of the Executive Director
5. Matters of Unfinished Business
6. Matters of New Business

DOCUMENTS DEPT.

MAY 28 1991

SAN FRANCISCO  
PUBLIC LIBRARY

### CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Commending and expressing appreciation to Essie Webb-Jones for her service as a member of the San Francisco Relocation Appeals Board.  
(Resolution No. 123-91)
- (b) Authorizing a Professional Services Contract with Environmental Science Associates, Inc., for an amount not to exceed \$41,000 to provide environmental consulting services for South of Market. (Resolution No. 124-91)

Action taken: \_\_\_\_\_

## REGULAR AGENDA

- (c) Authorizing the Executive Director to negotiate terms and conditions of an Amendment to the Agreement with Griffin/Related Properties-VII regarding the proposed occupancy of the Jessie Hotel by the California Historical Society and authorizing a Second Amendment which revises the Schedule of Performance of said Agreement, all in connection with the parcel located at the northeast corner of Third and Mission Streets; Yerba Buena Center. (Resolution No. 125-91).

Action taken: \_\_\_\_\_

- (d) Awarding Demolition and Site Clearance Contract No. 85 to Covey Trucking Co. in the amount of \$41,575 for demolition and site clearance of 1956-60 Sutter Street; Western Addition A-2. (Resolution No. 126-91)

Action taken: \_\_\_\_\_

- (e) Authorizing a Second Amendment which revises the Schedule of Performance, the Scope of Development and the Additional Terms, Covenants and Conditions to the Land Disposition Agreement with Fillmore Marketplace Associates for the purchase and development of a parcel located on the northwest corner of Webster and Eddy Streets; Western Addition A-2. (Resolution No. 127-91)

Action taken: \_\_\_\_\_

- (f) Authorizing an Owner Participation Agreement with 1300 Post Street Partners, and approving the Schematic Design Drawings for the development of the property located on the northwest corner of Post and Franklin Streets; Western Addition A-2. (Resolution No. 128-91)

Action taken: \_\_\_\_\_

- (g) Authorizing an Agreement with Tenderloin Housing Clinic to provide \$150,000 for the rehabilitation of ground floor commercial space to create a lobby and two live/work units for artists in the Sunnyside Hotel located at 135 Sixth Street; South of Market. (Resolution No. 129-91)

Action taken: \_\_\_\_\_

- (h) Approving the issuance by the Redevelopment Agency of the City and County of San Francisco of Multifamily Housing Refunding Mortgage Revenue Bonds in an aggregate principal amount not to exceed \$46,655,000 for the purposes of its residential construction financing program for the South Beach Marina Project; Rincon Point-South Beach. (Resolution No. 130-91)

Action taken: \_\_\_\_\_

- (i) Authorizing a Predevelopment Grant to Community Housing Partnership in the amount of \$75,000 for the acquisition and rehabilitation of 86 units at 519 Ellis Street, as part of the Citywide Tax Increment Housing Program. (131-91)

Action taken: \_\_\_\_\_

7. Matters not appearing on Agenda
8. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
9. Commissioners' Questions and Matters
10. Closed Sessions: Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) Central Blocks 1, 2 and 3 and East Block 2 in Yerba Buena Gardens of Yerba Buena Center with YBG Associates; (ii) Fillmore, Geary, Steiner and Turk Streets in the Western Addition A-2 with Fillmore Center Associates; (iii) Townsend, Colin P. Kelly and First Streets, Rincon Point-South Beach with South Beach Marina Apartments; (iv) Pier 42 Bulkhead Building, Rincon Point-South Beach with Hilbourn Hoover Associates; (v) Northeast corner of Third and Mission, Yerba Buena Center with Griffin/Related Properties VII; (vi) Northwest corner of Brannan and First Streets, Rincon Point-South Beach with Reliance Development Group; (vii) Site K, Embarcadero and Townsend Street, Rincon Point-South Beach with Bridge Housing Corporation. (b) Pursuant to Government Code Section 54957 on Personnel.
11. Adjournment



# SAN FRANCISCO REDEVELOPMENT AGENCY

PLEASE NOTE CHANGE OF MEETING LOCATION:

Southeast Community College  
Facility Room  
1800 Oakdale Avenue at Phelps St.  
San Francisco, California

Date: June 4, 1991  
4:00 P.M.

## AGENDA

DOCUMENTS DEPT.

MAY 31 1991

SAN FRANCISCO  
PUBLIC LIBRARY

1. Recognition of a Quorum
  2. Approval of Minutes: Regular Meeting, April 30, 1991
  3. Report of the President
  4. Report of the Executive Director
  5. Matters of Unfinished Business
  6. Matters of New Business
    - (a) Authorizing a Grant Agreement in an amount not to exceed \$110,000 to Progress Apartments, Inc. for the development of 1272 South Van Ness Avenue, as part of the Citywide Tax Increment Housing Program. (Resolution No. 132-91)  
Action taken: \_\_\_\_\_
    - (b) Authorizing a Regulatory and Grant Agreement in the amount of \$400,000 to Dolores Street Community Center for acquisition of a group home for 15 people with AIDS located at 220 Dolores Street, as part of the Citywide Tax Increment Housing Program. (Resolution No. 133-91)  
Action taken: \_\_\_\_\_
    - (c) Presentation and workshop on South of Market affordable housing sites by three prospective non-profit developers.
- THIS ITEM WILL NOT BE HEARD BEFORE 6 P.M.**
- (d) A Public Hearing to determine if minority or woman-owned business enterprises have been discriminated against in their efforts to obtain professional service and construction contracts on public and private sector projects in the San Francisco-Oakland Bay Area, including, but not limited to contracts on Redevelopment Agency projects.
  7. Matters not appearing on Agenda
  8. Commissioners' Questions and Matters

OVER

9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
10. Closed Sessions: Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) Central Blocks 1, 2 and 3 and East Block 2 in Yerba Buena Gardens of Yerba Buena Center with YBG Associates; (ii) Fillmore, Geary, Steiner and Turk Streets in the Western Addition A-2 with Fillmore Center Associates. (b) Pursuant to Government Code Section 54957 on Personnel.
11. Adjournment

PLEASE NOTE CHANGE OF MEETING LOCATION

**SOUTHEAST COMMUNITY COLLEGE**  
**□ FACILITY ROOM □**  
**1800 OAKDALE AVENUE AT PHELPS ST.**  
**SAN FRANCISCO, CALIFORNIA**  
**(Enter on Phelps Street between**  
**Newcomb & McKinnon Avenues)**

QUINT STREET

STREET

JERROLD

KIRKWOOD

LASALLE

MCKINNON

NEWCOMB

STREET

NEWHALL

PHELPS

ENTRANCE

PARKING

**SOUTHEAST  
COMMUNITY COLLEGE**  
1800 Oakdale Avenue at  
Phelps Street

OAKDALE

AVENUE

DUNSHEE



NOT TO SCALE  
8-20-90



# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA. 94102  
THIRD FLOOR COMMISSION BOARD ROOM

DATE: June 11, 1991  
4:00 P.M.

## AGENDA

1. Recognition of a Quorum
2. Approval of Minutes
3. Report of the President
4. Report of the Executive Director
5. Matters of Unfinished Business
6. Matters of New Business

SAN FRANCISCO  
PUBLIC LIBRARY

JUN 11 1991

DOCUMENTS DEPT.

### CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing an Eleventh Amendment to the Agreement for Legal Services with McCutchen, Doyle, Brown & Enersen which increases hourly rates and the maximum amount payable by an amount not to exceed \$50,000; All Redevelopment Project Areas. (Resolution No. 134-91)
- (b) Authorizing a Second Amendment which increases the amount payable by \$26,000 and makes other changes to the Landscape Architectural Agreement with Omi Lang Associates; Yerba Buena Center. (Resolution No. 135-91)
- (c) Authorizing a Second Amendment to the Owner Participation Agreement for the development of the site located on the northeast corner of Laguna and Eddy Streets (Assessor's Block 735, Lot 28) with Virginia Pon; Western Addition A-1. (Resolution No. 136-91)
- (d) Authorizing extension of Exclusive Negotiations with Hilborn Hoover Properties for the purchase of the Pier 42 Bulkhead Building and the Sublease of a portion of Pier 40; Rincon Point-South Beach. (Resolution No. 137-91)
- (e) Authorizing a Letter Agreement to provide the services of an Employee in connection with the Agency's Administration of the Mayor's Office of Special Projects. (Resolution No. 138-91)

OVER

- (f) Authorizing a contract with William Blythers, d.b.a. Graphic Design Services in an amount not to exceed \$11,500 for Office Signage. (Resolution No. 139-91)
- (g) Authorizing the expenditure of up to \$19,700 to purchase computers, printers, related equipment and software for the Development and Real Estate, Architectural and Projects Divisions. (Resolution No. 140-91)

Action taken: \_\_\_\_\_

### REGULAR AGENDA

- (h) Authorizing a Development Sublease Agreement with BRIDGE Housing Corporation for Site K, bounded by King Street, Townsend Street and The Embarcadero; Rincon Point-South Beach. (Resolution No. 141-91)

Action taken: \_\_\_\_\_

- (i) Authorizing a change in the terms of a funding commitment of \$800,000 to Catholic Charities of The Archdiocese of San Francisco for the development of property located at 111 Jones Street as part of the Citywide Tax Increment Housing Program. (Resolution No. 142-91)

Action taken: \_\_\_\_\_

- (j) Authorizing a Grant Agreement in an amount not to exceed \$188,690 to Walden House for the Rehabilitation of 890 Hayes Street, as part of the Citywide Tax Increment Housing Program. (Resolution No. 143-91)

Action taken: \_\_\_\_\_

- 7. Matters not appearing on Agenda
- 8. Commissioners' Questions and Matters
- 9. Persons wishing to address the Members on Non-Agenda, but Agency related Matters
- 10. Closed Session: (A) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) Central Blocks 1, 2 and 3 and East Block 2 in the Yerba Buena Gardens of Yerba Buena Center with YBG Associates; (ii) northwest corner of Brannan and First Streets; Rincon Point-South Beach, with Reliance Development Group; (iii) San Francisco Naval Shipyards with the United States Navy. (b) Pursuant to Government Code Section 54957 on Personnel.
- 11. Adjournment

# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA. 94102  
THIRD FLOOR COMMISSION BOARD ROOM

DATE: June 18, 1991  
4:00 P.M.

## AGENDA

DOCUMENTS DEPT.

JUN 17 1991

SAN FRANCISCO  
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1. Recognition of a Quorum
2. Approval of Minutes: Regular Minutes - May 14, 1991
3. Report of the President
4. Report of the Executive Director
5. Matters of Unfinished Business
6. Matters of New Business

### CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing an expenditure of funds not to exceed \$1,700 to purchase equipment for the Project Area and Fiscal Divisions. (Resolution No. 144-91)
- (b) Authorizing an expenditure of funds not to exceed \$40,000 to upgrade our main computer to run the new financial accounting software. (Resolution No. 145-91)

Action taken: \_\_\_\_\_

### REGULAR AGENDA

- (c) Workshop on proposed art work for the Esplanade; Yerba Buena Center.
- (d) Designating Commissioners Fei Tsen and Sonia Bolanos as non-voting members and appointing Charlotte Berk and Carlos Cordova as the two Agency voting representatives to serve on the Board of Directors of the Center for the Arts at Yerba Buena Gardens; Yerba Buena Center. (Resolution No. 146-91)

Action taken: \_\_\_\_\_

OVER

- (e) Authorizing a Personal Services Contract for \$130,000 with Adele Nande Santos and Associates for Architectural Programming and Master Planning of the Children's Facilities on Central Block Three; Yerba Buena Center. (Resolution No. 147-91)

Action taken: \_\_\_\_\_

- (f) Public Hearing to hear all persons interested in granting two variances to Bushmoor Associates modifying the permitted building height and density of development for the proposed residential development of the parcels located on the north side of Sutter Street between Fillmore and Webster Streets; Western Addition A-2.

Granting to Bushmoor Associates two variances modifying the development density and building height standards for a residential development on Lots 15 and 71, Assessor's Block 677; Western Addition A-2. (Resolution No. 148-91)

Action taken: \_\_\_\_\_

- (g) Public Hearing to hear all persons interested in a Disposition of Land for Private Development with Bushmoor Associates, for the parcels located on the north side of Sutter Street between Fillmore and Webster Streets; Western Addition A-2.

Authorizing a Disposition of Land for Private Development with Bushmoor Associates, for the purchase and development with Bushmoor Associates, for the purchase and development of parcels located on the north side of Sutter Street between Fillmore and Webster Streets; Western Addition A-2. (Resolution No. 149-91)

Action taken: \_\_\_\_\_

- (h) Public Hearing to hear all persons interested in granting a variance to Western Commercial Partnership I modifying the off-street parking requirement for the residential/commercial building located at the southwest corner of Geary and Webster Streets; Western Addition A-2.

Granting a variance to Western Commercial Partnership I modifying the off-street parking requirement for the residential/commercial building located at the southwest corner of Geary and Webster Streets; Western Addition A-2. (Resolution No. 150-91)  
(STAFF WILL RECOMMEND THIS ITEM BE CONTINUED ONE WEEK)

Action taken: \_\_\_\_\_

- (i) Authorizing a \$1,500,000 funding commitment to BRIDGE Housing Corporation for the acquisition and development of property located at the southwest corner of Fell and Gough Streets, as part of the 1991-92 Citywide Tax Increment Housing Program. (Resolution No. 151-91)

Action taken: \_\_\_\_\_

- (j) Authorizing a Three Year Personal Services Contract for Audit of the Agency's Financial Records with KPMG Peat Marwick and its Joint Venture Partner Williams Adley & Company in an amount not to exceed \$152,200. (Resolution No. 152-91)

Action taken: \_\_\_\_\_

- (K) Authorizing a Regulatory and Grant Agreement in an amount not to exceed \$677,025 to Indochinese Housing Development Corporation for the acquisition and rehabilitation of 375 Eddy Street, as part of the Citywide Tax Increment Housing Program. (Resolution No. 153-91)

Action taken: \_\_\_\_\_

7. Matters not appearing on Agenda
8. Commissioners' Questions and Matters
9. Persons wishing to address the Members on Non-Agenda, but Agency related Matters
10. Closed Session: (A) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) Central Blocks 1, 2 and 3 and East Block 2 in the Yerba Buena Gardens of Yerba Buena Center with YBG Associates; (ii) Central Block 2 in the Yerba Buena Center with the Center for the Arts a Yerba Buena Gardens; (iii) 1028 Howard Street and 185 Seventh Street with Asian, Inc., Catholic Charities and Housing Development and Neighborhood Preservation. (b) Pursuant to Government Code Section 54957 on Personnel.
11. Adjournment



# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA. 94102  
THIRD FLOOR COMMISSION BOARD ROOM

DATE: June 25, 1991  
4:00 P.M.

## AGENDA

1. Recognition of a Quorum
2. Approval of Minutes: Regular Minutes - May 28, 1991  
Closed Sessions - April 30, 1991, May 7, 1991
3. Report of the President
4. Report of the Executive Director
5. Matters of Unfinished Business
6. Matters of New Business

DOCUMENTS DEPT.

JUN 24 1991

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### CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing a Letter Agreement for Rehousing Inspection Services with the City and County of San Francisco for the period from July 1, 1991 through June 30, 1992; All Approved Redevelopment Project Areas. (Resolution No. 154-91)
- (b) Authorizing a Letter Agreement in an amount not to exceed \$57,000 with the City and County of San Francisco, Department of Public Works, for Building Inspection Services for the period July 1, 1991 to June 30, 1992; All Approved Redevelopment Project Areas and certain Housing Sites outside any Redevelopment Project Areas. (Resolution No. 155-91)
- (c) Amending Resolution No. 165-90 and 179-90 to make certain pay equity adjustments to compensation for Agency Staff. (Resolution No. 156-91)
- (d) Authorizing an expenditure of funds to Abbot Office Systems not to exceed \$4,400 for the purchase of Shelving Units. (Resolution No. 157-91)

- (e) Authorizing the expenditure of up to \$2,500 to purchase a Laser Printer, related equipment and software for the Housing Production and Management Division of the Agency. (Resolution No. 158-91)
- (f) Authorizing a Letter Agreement in an amount not to exceed \$4,000 with the City and County of San Francisco Department of Parking and Traffic, for consultation services regarding traffic circulation during construction of Agency improvements; Yerba Buena Center. (Resolution No. 159-91)

Action taken: \_\_\_\_\_

#### REGULAR AGENDA

- (g) Public Hearing to hear all persons interested in the Deed and other conveyance instruments in connection with the sale of the Morgan Heights Property to be acquired in Escrow at 155 Cleo Rand Avenue to Rhonda L. Jones and Paul Jones; Morgan Heights

Authorizing a Deed and other Conveyance Instruments in connection with the sale of the Morgan Heights Property to be acquired in Escrow at 155 Cleo Rand Avenue to Rhonda L. Jones and Paul Jones; Morgan Heights.  
(Resolution No. 160-91)

Action taken: \_\_\_\_\_

- (h) Providing for prepayment of furniture and telephone leases for the Agency's office. (Resolution No. 161-91)

Action taken: \_\_\_\_\_

- (i) Conditionally authorizing Exclusive Negotiations with Housing Development & Neighborhood Preservation Corporation for the Development of Affordable Housing on the parcels located at the southeast corner of Seventh and Natoma Streets; South of Market Earthquake Recovery Redevelopment Project Area. (Resolution No. 162-91)

Action taken: \_\_\_\_\_

- (j) Conditionally authorizing Exclusive Negotiations with Catholic Charities, Archdiocese of San Francisco for the development of Affordable Housing on the parcels located on the north side of Howard Street, between Sixth and Seventh Streets; South of Market Earthquake Recovery Redevelopment Project Area. (Resolution No. 163-91)

Action taken: \_\_\_\_\_

- (k) Authorizing a conditional grant of \$817,037 and a Hamlin Hotel City-Redevelopment Agency Agreement for Rehabilitation of the Hamlin Hotel, 383 Eddy Street as part of the Citywide Tax Increment Housing Program. (Resolution No. 164-91)

Action taken: \_\_\_\_\_

- (l) Authorizing an Agreement with the Mission Hiring Hall/South of Market Employment Center to administer a job placement program funded with \$600,000 from the renegotiation of the Marriott Hotel Lease; Yerba Buena Center. (Resolution No. 165-91)

Action taken: \_\_\_\_\_

- (m) Authorizing a Sixth Amendment, which increases the amount payable by \$121,000 and makes certain other changes, to the Architecture Agreement with James Stewart Polshek and Partners; Yerba Buena Center. (Resolution No. 166-91)

Action taken: \_\_\_\_\_

- (n) Approving Artwork Proposals for the Esplanade; Yerba Buena Center. (Resolution No. (167-91)

Action taken: \_\_\_\_\_

7. Matters not appearing on Agenda
8. Commissioners' Questions and Matters
9. Persons wishing to address the Members on Non-Agenda, but Agency related Matters
10. Closed Session: (A) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) Central Blocks 1, 2 and 3 and East Block 2 in the Yerba Buena Gardens of Yerba Buena Center with YBG Associates; (ii) Northwest corner of Brannan and First Streets, Rincon Point-South Beach with Reliance Development Group.
11. Adjournment



# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA. 94102  
THIRD FLOOR COMMISSION BOARD ROOM

DATE: JULY 2, 1991  
4:00 P.M.

## AGENDA

1. Recognition of a Quorum
2. Approval of Minutes: Regular Minutes - June 4, 11 and 18, 1991  
Closed Session - May 14, 1991
3. Report of the President
4. Report of the Executive Director
5. Matters of Unfinished Business
  - (a) Providing for prepayment of furniture and telephone leases in the amount of \$632,000 for the Agency's office. (Resolution No. 161-91)  
Action taken: \_\_\_\_\_
6. Matters of New Business
  - (a) Authorizing a First Amendment to the Personal Services Contract with the Urban Economic Development Corporation for technical assistance services in an amount not to exceed \$105,000 for the six month period covering July 1, 1991 to December 31, 1991 in the Western Addition A-1 and A-2, India Basin and Hunters Point Redevelopment Project Areas. (Resolution No. 170-91)  
Action taken: \_\_\_\_\_
  - (b) Authorizing a Third Amendment to the Personal Services Contract with the Ella Hill Hutch Community Center (EHHCC) to provide employment development services in an amount not to exceed \$133,000 for the six month period covering July 1, 1991 to December 31, 1991 in the Western Addition A-1 and A-2 Redevelopment Project Areas. (Resolution No 171-91)  
Action taken: \_\_\_\_\_
  - (c) Authorizing the Second Amendment to the Construction Management Contract in an amount not to exceed \$2,400,000 between the Redevelopment Agency and Turner Construction Company; Yerba Buena Center. (Resolution No. 172-91)  
Action taken: \_\_\_\_\_

OVER

(d) Authorizing an expenditure of funds in an amount not to exceed \$800,000 for the acquisition of property located at 241 Sixth Street; South of Market Earthquake Recovery Redevelopment Project Area. (Resolution No. 173-91)  
Action taken: \_\_\_\_\_

(e) Authorizing an expenditure of funds in an amount not to exceed \$1,200,000 for the acquisition of property located at 1009 Mission Street, 514 Minna Street and 126 Sixth Street; South of Market Earthquake Recovery Redevelopment Project Area. (Resolution No. 174-91)

Action taken: \_\_\_\_\_

(f) Authorizing a Second Amendment to the Agreement for Professional Services which increases the amount payable by an amount not to exceed \$35,000 with Environmental Science Associates, Inc. in connection with the preparation of the Environmental Impact Report for the City and County of San Francisco's Enterprise Zone Application. (Resolution No. 175-91)

Action taken: \_\_\_\_\_

(g) Authorizing a Regulatory and Grant Agreement in the amount of \$1,175,000 and Loan Agreement in the amount of \$301,667 to Community Housing Partnership for the acquisition and rehabilitation of 87 units of affordable housing, located at 519 Ellis Street, as part of the Citywide Tax Increment Housing Program. (Resolution No. 176-91)

Action taken: \_\_\_\_\_

7. Matters not appearing on Agenda

8. Commissioners' Questions and Matters

9. Persons wishing to address the Members on Non-Agenda, but Agency related Matters

10. Closed Session: (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) Central Blocks 1, 2 and 3 and East Block 2 in the Yerba Buena Gardens of Yerba Buena Center with Yerba Buena Gardens, L.P.; (ii) bounded by Fillmore, Geary, Steiner and Turk Streets and a vacated portion of Ellis Street between Fillmore and Steiner Streets in the Western Addition A-2 with Fillmore Center Associates; (iii) Pier 42 Bulkhead Building in Rincon Point-South Beach with Hilborn Hoover Properties; and (iv) Central Block 2 in the Yerba Buena Center with the Center for the Arts at Yerba Buena Gardens. (b) Pursuant to Government Code Section 54956.9(a) regarding pending litigation.

11. Adjournment

# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA. 94102  
THIRD FLOOR COMMISSION BOARD ROOM

DATE: JULY 9, 1991  
4:00 P.M.

## AGENDA

1. Recognition of a Quorum
2. Approval of Minutes
3. Report of the President
4. Report of the Executive Director
5. Matters of Unfinished Business
  - (a) Authorizing a Second Amendment to the Agreement for Professional Services which increases the amount payable by an amount not to exceed \$35,000 with Environmental Science Associates, Inc. in connection with the preparation of the Environmental Impact Report for the City and County of San Francisco's Enterprise Zone Application. (Resolution No. 175-91)

Action taken: \_\_\_\_\_

6. Matters of New Business

### CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing two staff persons to travel to Los Angeles August 4 through 6, 1991 to attend computer software training classes in an amount not to exceed \$650.00. (Resolution No. 177-91)
- (b) Authorizing an expenditure of funds not to exceed \$1,900 to publish summons required by McEnnery Act to establish title to 1881 Bush Street; Assessor' Block 674; Western Addition A-2. (Resolution No. 178-91)

OVER

- (c) Authorizing a Letter Agreement with the Department of Public Works of the City and County of San Francisco in an amount not to exceed \$15,000 for design and construction inspection services; Hunters Point Naval Shipyard. (Resolution No. 179-91)

Action taken: \_\_\_\_\_

#### **REGULAR AGENDA**

- (d) Public hearing to hear all persons interested in a Sublease Agreement with San Francisco Mini Storage for a portion of Pier 40; Rincon Point-South Beach

Authorizing a Sublease Agreement with San Francisco Mini Storage for a portion of Pier 40; Rincon Point-South Beach. (Resolution No. 180-91)

Action taken: \_\_\_\_\_

- (e) Authorizing a Regulatory and Grant Agreement in the amount of \$190,000 to Hospice by the Bay for the rehabilitation of 51 units of affordable housing, located at 141 Leland Avenue and 5-11 Peabody Street, as part of the Citywide Tax Increment Housing Program. (Resolution No. 181-91)

Action taken: \_\_\_\_\_

7. Matters not appearing on Agenda
8. Commissioners' Questions and Matters
9. Persons wishing to address the Members on Non-Agenda, but Agency related Matters
10. Closed Sessions: (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) Central Blocks 1, 2 and 3 and East Block 2 in the Yerba Buena Gardens of Yerba Buena Center with Yerba Buena Gardens, L.P.; (ii) Pier 42 Bulkhead Building in Rincon Point-South Beach with Hilborn Hoover Properties; (iii) 1215 Scott Street, Western Addition A-2 with Joe and Linda Luevano Macias; (iv) northeast corner of Third and Mission Streets, Yerba Buena Center with Griffin Related Properties VII; and (v) northeast corner of Third and Harrison in Yerba Buena Center with the Mexican Museum.
11. Adjournment

# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA. 94102  
THIRD FLOOR COMMISSION BOARD ROOM

DATE: JULY 16, 1991  
4:00 P.M.

## AGENDA

DOCUMENTS DEPT.

JUL 15 1991

SAN FRANCISCO  
PUBLIC LIBRARY

1. Recognition of a Quorum
2. Approval of Minutes: Closed Sessions - May 28, 1991, June 4, 1991
3. Report of the President
4. Report of the Executive Director
5. Matters of Unfinished Business
  - (a) Authorizing execution of a Regulatory and Grant Agreement in the amount of \$190,000 to Hospice By The Bay for the rehabilitation of 51 units of affordable housing, located at 141 Leland Avenue and 5-11 Peabody Street, as part of the Citywide Tax Increment Housing Program.  
(Resolution No. 181-91)

Action taken: \_\_\_\_\_

## 6. Matters of New Business

- (a) Authorizing an Eighth Amendment to Agreement for Legal Services with the law firm of Erickson, Beasley & Hewitt which increases the maximum amount payable by an amount not to exceed \$75,000 and makes certain other changes; All Approved Redevelopment Project Areas.  
(Resolution No. 182-91)

Action taken: \_\_\_\_\_

- (b) Adopting a position of support for Proposed State Legislation: State Constitutional Amendment 17, Senate Bill 593, and Assembly Bill 2204.  
(Resolution No. 183-91)

Action taken: \_\_\_\_\_

- (c) Authorizing a Loan Modification Agreement with Joe and Linda Macias, 1215 Scott Street, Affordable Condominium Program; Western Addition A-2. (Resolution 184-91)

Action taken: \_\_\_\_\_

OVER

- (d) Approving the Agency's Final Budget for the period July 1, 1991 to June 30, 1992. (Resolution No. 185-91)

Action taken: \_\_\_\_\_

- (e) Authorizing a First Amendment to the Personal Services Contract with South of Market Employment Center/Mission Hiring Hall, Inc. to provide employment development assistance services in the amount of \$91,667 for five month period covering August 1, 1991 to December 31, 1991, in the South of Market Area; Yerba Buena Center and other Redevelopment Project Areas. (Resolution No. 186-91)

Action taken: \_\_\_\_\_

- (f) Authorizing a First Amendment to the Personal Services Contract with the Young Community Developers, Inc. to provide employment development assistance in the amount of \$83,333 for the five month period covering August 1, 1991 to December 31, 1991 in the Hunters Point, India Basin Redevelopment Project and other project areas. (Resolution No. 187-91)

Action taken: \_\_\_\_\_

- (g) Authorizing payment of \$1,250,000 to the Moscone Convention Center Expansion Project to order and erect structural steel and associated constructed items for the Esplanade; Yerba Buena Center. (Resolution No. 188-91)

Action taken: \_\_\_\_\_

7. Matters not appearing on Agenda
8. Commissioners' Questions and Matters
9. Persons wishing to address the Members on Non-Agenda, but Agency related Matters
10. Closed Sessions: (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property locations and entities the Agency may negotiate with are: (1) Central Blocks 1, 2 and 3 and East Block 2 in the Yerba Buena Gardens of Yerba Buena Center with Yerba Buena Gardens, L.P.; (ii) Pier 42 Bulkhead Building in Rincon Point-South Beach with Hilborn Hoover Properties; (iii) northeast corner of Third and Mission Streets in Yerba Buena Center with Griffin Related Properties VII; and (iv) Site 14, located at the northwest corner of Sixth and Minna Streets in the South of Market with Tenants and Owners Development Corporation (TODCO). (b) Pursuant to Government Code Section 54956.9(a) regarding threatened litigation.
11. Adjournment

# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA. 94102  
THIRD FLOOR COMMISSION BOARD ROOM

DATE: JULY 23, 1991  
4:00 P.M.

## AGENDA

1. Recognition of a Quorum
2. Approval of Minutes
3. Report of the President
4. Report of the Executive Director
5. Matters of Unfinished Business
6. Matters of New Business

### CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing settlement of Gala v. San Francisco Redevelopment Agency in the amount of \$6,500. (Resolution No. 189-91)
- (b) Authorizing a First Amendment to the Option to Lease Real Property Agreement between the Redevelopment Agency and the Port of San Francisco; Rincon Point-South Beach. (Resolution No. 190-91)
- (c) Authorizing extension of Exclusive Negotiations with Hilborn Hoover Properties for the purchase of the Pier 42 Bulkhead Building and the Sublease of a portion of Pier 40; Rincon Point-South Beach. (Resolution No. 191-91)

Action taken: \_\_\_\_\_

### REGULAR AGENDA

- (d) Public Hearing on entering into a Sublease Agreement of the South Beach Harbor to the Redevelopment Financing Authority and a leaseback from the Authority to the Agency; Rincon Point-South Beach.

OVER

- (e) Authorizing a Third Amendment to the Agreement for Professional Services, which expands the Scope of Services and increases the amount payable by \$102,00 thereunder, with Environmental Science Associates, Inc., in connection with the preparation of the Subsequent Environmental Impact Report; Yerba Buena Center. (Resolution No. 192-91)

Action taken: \_\_\_\_\_

- (f) Authorizing a First Amendment in an amount not to exceed \$45,000 to the Personal Services Contract with Paul Friedberg and Partners for landscape architectural programming and master planning for the CB-3 Children's Garden; Yerba Buena Center. (Resolution No. 193-91)

Action taken: \_\_\_\_\_

- (g) Authorizing a Third Amendment to Personal Services Contract with Mission Economic Development Association (MEDA) to provide business recovery services in an amount not to exceed \$62,500 for the five month period from August 1, 1991 through December 31, 1991; South of Market Earthquake Recovery Project Area. (Resolution No. 194-91)

Action taken: \_\_\_\_\_

7. Matters not appearing on Agenda
8. Commissioners' Questions and Matters
9. Persons wishing to address the Members on Non-Agenda, but Agency related Matters
10. Closed Sessions: (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) Central Blocks 1, 2 and 3 and East Block 2 in the Yerba Buena Gardens of Yerba Buena Center with Yerba Buena Gardens, L.P.; (ii) northwest corner of Brannan and First Streets, Rincon Point-South Beach with Reliance Development Group; (iii) Site 14, located at the northwest corner of 6th and Minna Streets in the South of Market with Tenants and Owners Development Corporation (TODCO); (iv) northeast corner of Third and Harrison Streets in Yerba Buena Center with the Mexican Museum;; and (v) northwest corner of Eddy and Webster Streets in the Western Addition A-2 with Fillmore Market Place Associates.
11. Adjournment

# SAN FRANCISCO REDEVELOPMENT AGENCY

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## PLEASE NOTE CHANGE OF MEETING LOCATION:

SALVATION ARMY FACILITY  
360 4TH. STREET  
(BETWEEN FOLSOM AND HARRISON STS.)  
SAN FRANCISCO, CA.

DATE: JULY 30, 1991  
4:00 P.M.

DOCUMENTS DEPT.

## TENTATIVE AGENDA

JUL 23 1991

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PUBLIC LIBRARY

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS / ADDITIONS / CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY, BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT DOOR OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 749-2457

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- 1) Authorizing the Agency to apply to the American Red Cross Northern California Earthquake Relief and Preparedness Project to become an administer of its Rental Housing Replacement Revolving Fund.
- 2) Public Hearing and authorizing an Agreement for Disposition of Land for 241 Sixth Street by Tenants and Owners Development Corporation; South of Market Earthquake Recovery Redevelopment Project Area.
- 3) Authorizing a predevelopment loan for an amount not to exceed \$142,000 with Tenants and Owners Development Corporation for the development of Agency property located at 241 Sixth Street, located at the southeasterly corner of Sixth and Tehama Streets; South of Market Earthquake Recovery Redevelopment Project Area.
- 4) Authorizing an expenditure of funds for an amount not to exceed \$1,275,000 for the acquisition of property located at 1024-1028 Howard Street for the development of affordable housing; South of Market Earthquake Recovery Redevelopment Project Area.
- 5) Authorizing an expenditure of funds not to exceed \$1,600 to purchase a set of California Attorney General Opinions with ongoing Subscription Service.
- 6) Authorizing the write-off of uncollectible license accounts in the South Beach Harbor; Establishing a write-off procedure for future delinquent accounts in the South Beach Harbor.
- 7) Authorizing an Amendment to the Owner Participation Agreement with the Queen Anne Hotel Co. in connection with the property located at 1590 Sutter Street; Western Addition A-2.
- 8) Authorization to enter into a Memorandum of Understanding with the Mexican Museum in connection with seeking a site for the development of a First Class Museum Facility in the Yerba Buena Center Area.

OVER

- 9) Authorizing the expenditure of funds, through an Agreement with the Public Utilities Commission Bureau of Light, Heat and Power, in an amount not to exceed \$15,000 for a lighting demonstration program on 6th Street near Natoma Street; South of Market Earthquake Recovery Redevelopment Project.
- 10) Closed Sessions: Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) Central Blocks 1, 2 and 3 and East Block 2 in the Yerba Buena Gardens of Yerba Buena Center with Yerba Buena Gardens, L.P.; (ii) Northeast corner of Third and Mission Streets, Yerba Buena Center with Griffin Related Properties VII.; (iii) Northeast corner of Third and Harrison, Yerba Buena Center with the Mexican Museum.

# SAN FRANCISCO REDEVELOPMENT AGENCY

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## PLEASE NOTE CHANGE OF MEETING LOCATION:

SALVATION ARMY FACILITY  
360 4TH. STREET  
(BETWEEN FOLSOM AND HARRISON STS.)  
SAN FRANCISCO, CA.

DATE: JULY 30, 1991  
4:00 P.M.

## AGENDA

1. Recognition of a Quorum
2. Approval of Minutes: Regular Meetings, June 25th and July 2, 1991
3. Report of the President
4. Report of the Executive Director
5. Matters of Unfinished Business
6. Matters of New Business

DOCUMENTS DEPT.

JUL 29 1991

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### CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing an expenditure of funds not to exceed \$1,600 to purchase a set of California Attorney General Opinions with ongoing subscription service. (Resolution No. 195-91)
- (b) Authorizing a First Amendment to the Owner Participation Agreement with Queen Anne Hotel Co. for the property located at 1590 Sutter Street; Western Addition A-2. (Resolution No. 196-91)
- (c) Travel Authorization for Helen Sause, Project Director, Yerba Buena Center, to attend NAHRO's Annual Summer Conference September 27th through October 2, 1991 at a cost not to exceed \$800.00. (Resolution No. 197-91)

Action taken: \_\_\_\_\_

## REGULAR AGENDA

- (d) Authorizing a Memorandum of Understanding with the Mexican Museum which provides for the Agency to assist in locating a site for, and developing, a new Museum facility; Yerba Buena Center. (Resolution No. 198-91)

Action taken: \_\_\_\_\_

- (e) Public Hearing to hear all persons interested in a Land Disposition Agreement with Tenants and Owners Development Corporation for 241 Sixth Street; South of Market Earthquake Recovery Redevelopment Project Area

Authorizing an Agreement for Disposition of Land for Private Development and other conveyance instruments in connection with the purchase and development of 241 Sixth Street by Tenants and Owners Development Corporation; South of Market Earthquake Recovery Redevelopment Project Area. (Resolution No. 199-91)

Action taken: \_\_\_\_\_

- (f) Authorizing a Predevelopment Loan Agreement for an amount not to exceed \$142,000 with Tenants and Owners Development Corporation for the development of Agency property at 241 Sixth Street, located at the southeasterly corner of Sixth and Tehama Streets; South of Market Earthquake Recovery Redevelopment Project Area. (Resolution No. 200-91) **(STAFF RECOMMENDS THIS ITEM BE CONTINUED ONE WEEK)**

Action taken: \_\_\_\_\_

- (g) Authorizing the expenditure of funds, through a Letter Agreement with the Public Utilities Commission; Bureau of Light, Heat and Power, in an amount not to exceed \$15,000 for a lighting demonstration program on 6th Street between Market and Folsom Streets; South of Market Earthquake Recovery Redevelopment Project Area. (Resolution No. 201-91)

Action taken: \_\_\_\_\_

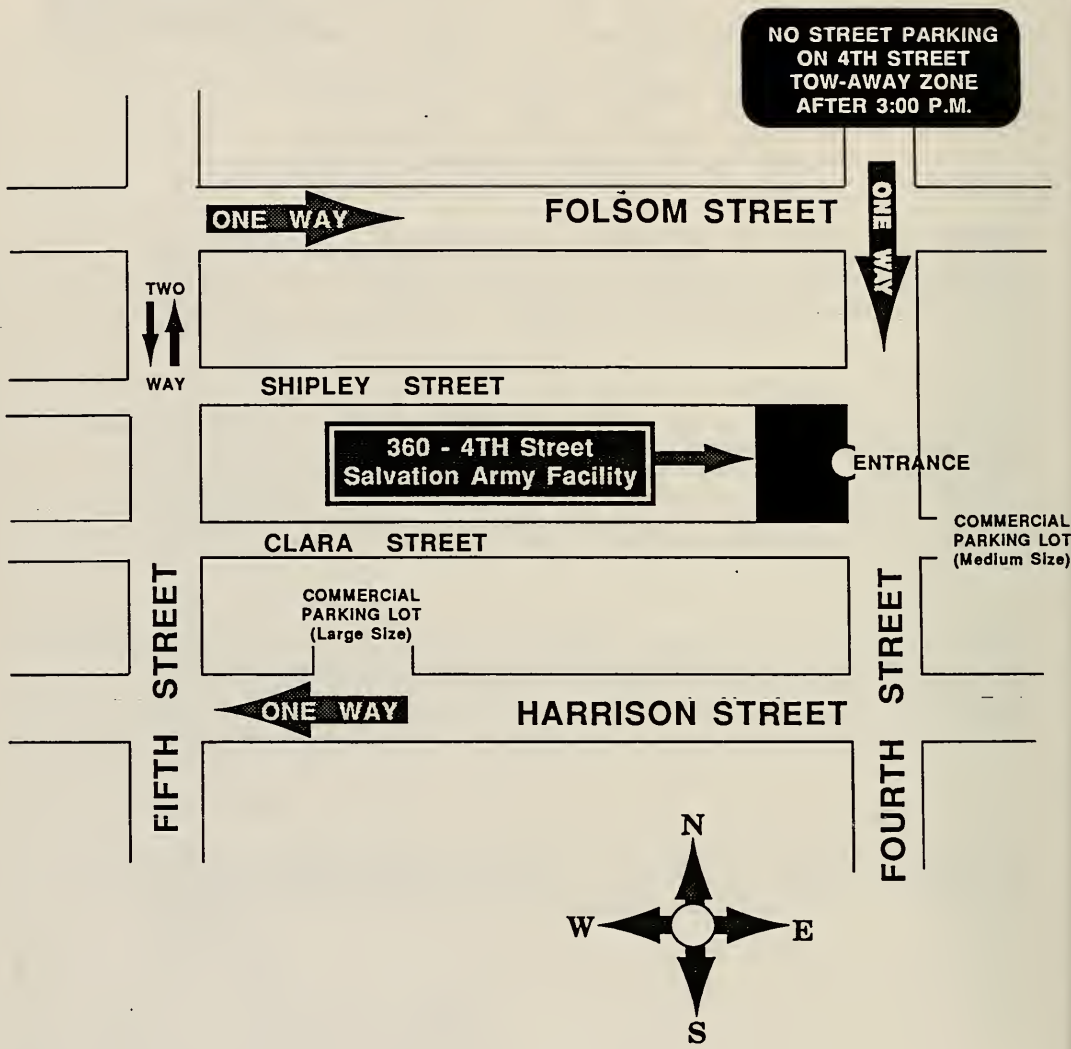
- (h) Authorizing the Agency to apply to the American Red Cross Northern California Earthquake Relief and Preparedness Project to become a Manager of its rental housing replacement revolving fund. (Resolution No 202-91)

Action taken: \_\_\_\_\_

7. Matters not appearing on Agenda
8. Commissioners' Questions and Matters
9. Persons wishing to address the Members on Non-Agenda, but Agency related Matters

10. Closed Session: (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) Central Blocks 1, 2 and 3 and East Block 2 in the Yerba Buena Gardens of Yerba Buena Center with Yerba Buena Gardens, L.P.; (ii) Northeast corner of Third and Mission Streets, Yerba Buena Center with Griffin Related Properties VII; (iii) northeast corner of Third and Harrison in Yerba Buena Center with the Mexican Museum; (iv) northwest corner of Brannan and First Streets, Rincon Point-South Beach with Reliance Development Group. (b) Pursuant to Government Code Section 54957 on Personnel.

11. Adjournment



# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA. 94102  
THIRD FLOOR COMMISSION BOARD ROOM

DATE: AUGUST 6, 1991  
4:00 P.M.

## AGENDA

1. Recognition of a Quorum
2. Approval of Minutes: Regular Minutes; July 9 and 16, 1991
3. Report of the President
4. Report of the Executive Director
5. Matters of Unfinished Business

DOCUMENTS DEPT.

AUG 8 1991

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- (a) Authorizing a Predevelopment Loan for an amount not to exceed \$142,000 with Tenants and Owners Development Corporation for development of 241 Sixth Street; South of Market. (Resolution No. 200-91)(STAFF RECOMMENDS THIS ITEM BE CONTINUED ONE WEEK)

Action taken: \_\_\_\_\_

- (b) Discussion of Minority Television Project (MTP)

## 6. Matters of New Business

- (a) Authorizing an expenditure of funds for an amount not to exceed \$1,190,000 for acquisition of property located at 1028 Howard Street, for development of affordable housing; South of Market. (Resolution No. 203-91)

Action taken: \_\_\_\_\_

- (b) Authorizing a Second Amendment to the Owner Participation Agreement with Robert J. and Saundra R. Feher, 250 Fourth Street; Yerba Buena Center. (Resolution No. 204-91)

Action taken: \_\_\_\_\_

- (c) Commending and expressing appreciation to Patricia Nacey for her services upon the occasion of her retirement from the Redevelopment Agency of the City and County of San Francisco. (Resolution No. 205-91)

Action taken: \_\_\_\_\_

OVER

7. Matters not appearing on Agenda
8. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
9. Commissioners' Questions and Matters
10. Closed Sessions: Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) Central Blocks 1, 2 and 3 and East Block 2 in Yerba Buena Gardens of Yerba Buena Center with Yerba Buena Gardens, L.P.; (ii) northeast corner of Third and Mission Streets, Yerba Buena Center with Griffin Related Properties VII; (iii) northwest corner of Brannan and First Streets, Rincon Point-South Beach with Reliance Development Group, and (iv) northeast corner of Fourth and Harrison, Yerba Buena Center with Taldan Investment Company.
11. Adjournment

# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO CA 94102  
THIRD FLOOR COMMISSION BOARD ROOM

DATE: August 13, 1991  
4:00 P.M.

## AGENDA

1. Recognition of a Quorum
2. Approval of Minutes: Regular Meetings, July 23 & 30, 1991  
Closed Sessions, June 11 & 18, 1991
3. Report of the President
4. Report of the Executive Director
5. Matters of Unfinished Business

DOCUMENTS DEPT.

AUG - 9 1991

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- (a) Authorizing a Predevelopment Loan Agreement for an amount not to exceed \$142,000 with Tenants and Owners Development Corporation, for the development of Agency property at 241 Sixth Street, located at the southeasterly corner of Sixth and Tehama Streets; South of Market Earthquake Recovery Redevelopment Project Area. (Resolution No. 200-91)  
(Staff will recommend this item be continued one week)

Action taken: \_\_\_\_\_

6. Matters of New Business

### CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THE THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing the Write-Off of four and a half years of uncollectible license accounts totaling \$17,976.39, and establishing a Write-Off procedure for future delinquent accounts at the South Beach Harbor; Rincon Point-South Beach. (Resolution No. 206-91)
- (b) Authorizing the Executive Director to engage George Lithograph for the printing of the Redevelopment Agency's Annual Report, 1991 Edition for an amount not to exceed \$6,110.71. (Resolution No. 207-91)

OVER

- (c) Authorizing an expenditure of \$70,000 to cover printing and miscellaneous costs related to the bidding of contracts for the Yerba Buena Theater (YBT-2) and Visual Arts Center (VAC-2); Yerba Buena Center. (Resolution No. 208-91)
- (d) Authorizing a Fourth Amendment which revises the performance schedule and extends the absolute conveyance date of the Agreement for Disposition of Land for Private Development with Sprincin Development Partners IX, for property located in the block bounded by Fulton, McAllister, Fillmore and Steiner Streets; Western Addition A-2. (Resolution No. 209-91)
- (e) Authorizing a First Amendment to the Personal Services Contract for community services consulting with John C. Friedman in an amount not to exceed \$15,000. (Resolution No. 210-91)

Action taken: \_\_\_\_\_

#### REGULAR AGENDA

- (f) Authorizing funding in the amount of \$500,000 to the Minority Television Project for the development of a noncommercial public television station. (Resolution No. 211-91)

Action taken: \_\_\_\_\_

- (g) Authorizing the execution of the Assignment Agreement assigning the Predevelopment Loan Agreement between the Agency and Bernal Heights Community Foundation to the Bernal Heights Housing Corporation; and authorizing the execution of a Second Amendment to the Predevelopment Loan Agreement increasing the amount of the loan by \$71,000. (Resolution No. 212-91)

Action taken: \_\_\_\_\_

- (h) Authorizing a Personal Services Contract, Hazardous Materials/Waste Consulting Contract HM/WC-2, with Baseline Environmental Consulting in an amount not to exceed \$100,000 to conduct studies, oversight and mitigation activities related to hazardous materials and waste management; All Redevelopment Project Areas and Development Sites Designated by the Agency. (Resolution No. 213-91)

Action taken: \_\_\_\_\_

- (i) Authorizing (1) the Purchase of the Bayview Homes Ltd., II, Promissory Note secured by a Deed of Trust from the Bank of California for \$80,000 plus necessary transaction costs for Site X, Lots 42 to 53, inclusive and, (2) The execution of other related documents; Hunters Point Redevelopment Project Area. (Resolution No. 214-91)

Action taken: \_\_\_\_\_

- (j) Authorizing a Small Business Loan in the amount not to exceed \$100,000 from the Western Addition Small Business Loan and Investment Program to Ms. Francee Covington (DBA: Francee Covington Productions) to relocate her existing business to the Western Addition Redevelopment Project Area. (Resolution No. 215-91)

Action taken: \_\_\_\_\_

(k) Discussion of West Bay Community Center located at Eddy and Fillmore Streets in the Western Addition.

7. Matters not appearing on Agenda
8. Commissioners' Questions and Matters
9. Personals wishing to address the Members on Non-Agenda, but Agency related matters.
10. Closed Sessions: (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) Central Blocks 1, 2 and 3 and East Block 2 in the Yerba Buena Gardens of Yerba Buena Center with Yerba Buena Gardens, L.P.; (ii) northeast corner of Third and Mission Streets, Yerba Buena Center with Griffin Related Properties VII; (iii) northwest corner of Brannan and First Streets, Rincon Point-South Beach with Reliance Development Group, (iv) northeast corner of Fourth and Harrison, Yerba Buena Center with Taldan Investment Company; and (v) Whitney Young Circle at Newcomb Avenue, Hunters Point, with Progress Seven Developers at City View. (b) Pursuant to Government Code Section 54957 on Personnel.
11. Adjournment



# SAN FRANCISCO REDEVELOPMENT AGENCY

2/91  
770 GOLDEN GATE AVENUE  
SAN FRANCISCO CA 94102  
THIRD FLOOR COMMISSION BOARD ROOM

DATE: August 20, 1991  
DOCUMENTS SECT. 4:00 P.M.

AUG 16 1991

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## TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY, BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT DOOR OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 749-2457

- 1) Authorizing the purchase of a computer, printer and related equipment in an amount not to exceed \$6,500 for the Engineering and Rehabilitation Division.
- 2) Authorizing a First Amendment to the Land Disposition Agreement with Taldan Investment Company for the development of the site located at the northeast corner of Fourth and Harrison Streets; Yerba Buena Center.
- 3) Authorizing an Eight Amendment for \$153,500 to the Architectural Agreement with MGA Partners for additional services relating to the Martin Luther King, Jr. Memorial Esplanade site well, visually impaired access, security and emergency exiting; Yerba Buena Center.
- 4) Authorizing an Eighth Amendment for \$123,000 to the Architectural Agreement with Robinson, Mills and Williams for additional services relating to Moscone Center coordination, Cultural Board requests and fixtures, furnishings and equipment; Yerba Buena Center.
- 5) Authorizing a First Amendment to Agreement with Legal Services with the law firm of Steefel, Levitt & Weiss, which increases the maximum amount payable by an amount not to exceed \$100,000; All Approved Redevelopment Project Areas.
- 6) Discussion of West Bay Community Center located at Eddy and Fillmore Streets in the Western Addition.
- 7) Authorizing a Predevelopment Loan Agreement for an amount not to exceed \$142,000 with Tenants and Owners Development Corporation for the development of 241 Sixth Street, southeasterly corner of Sixth and Tehama Streets; South of Market.
- 8) Executive Director's Report - Report on the Planning Budget for the Hunters Point Shipyard.

OVER

- 9) Closed Sessions: Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) Central Blocks 1, 2 and 3 and East Block 2 in Yerba Buena Gardens of Yerba Buena Center with Yerba Buena Gardens, L.P., (ii) Northeast corner of Third and Mission Streets, Yerba Buena Center with Griffin Related Properties VII, (iii) bounded by Fillmore, Geary, Steiner and Turk Streets and a vacated portion of Ellis Street between Fillmore and Steiner Streets in the Western Addition A-2 with Fillmore Center Associates; (iv) easterly side of Keith Street at Hudson Avenue, (Site X), Hunters Point with Dukes and Dukes; (v) Whitney Young Circle at Newcomb Avenue, Hunters Point with Progress Seven Developers; (vii) northwest corner of Keith Street, Hunters Point with Future Perfect, Inc.

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Prepared and mailed August 14, 1991

# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA. 94102  
THIRD FLOOR COMMISSION BOARD ROOM

DATE: AUGUST 20, 1991  
4:00 P.M.

## AGENDA

DOCUMENTS SECT.

1. Recognition of a Quorum
2. Approval of Minutes
3. Report of the President
4. Report of the Executive Director: Report on the Planning Budget for the Hunters Point Shipyard
5. Matters of Unfinished Business

AUG 26 1991

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- (a) Authorizing a Predevelopment Loan for an amount not to exceed \$142,000 with GP/TODCO for development of 241 Sixth Street; South of Market. (Resolution No. 200-91)

Action taken: \_\_\_\_\_

- (b) Discussion of West Bay Community Center located at Eddy and Fillmore Streets in the Western Addition.

### 6. Matters of New Business

- (a) Authorizing the purchase of a computer, printer and related equipment in an amount not to exceed \$6,500 for the Engineering and Rehabilitation Division. (Resolution No. 219-91)

Action taken: \_\_\_\_\_

- (b) Authorizing a First Amendment which revises the Schedule of Performance under the Agreement for Disposition of Land with Taldan Investment Company for the development of the site located at the northeast corner of Fourth and Harrison Streets; Yerba Buena Center. (Resolution No. 220-91)

Action taken: \_\_\_\_\_

- (c) Authorizing an Eight Amendment for \$153,500 to the Architectural Agreement with MGA Partners for additional services relating to the Martin Luther King, Jr. Memorial Esplanade site well, visually impaired access, security and emergency exiting; Yerba Buena Center. (Resolution No. 221-91)

Action taken: \_\_\_\_\_

OVER

- (d) Authorizing an Eight Amendment for \$123,000 to the Architectural Agreement with Robinson, Mills and Williams for additional services relating to Moscone Center Coordination, Cultural Board requests, and fixtures, furnishings and equipment; Yerba Buena Center. (Resolution No. 222-91)

Action taken: \_\_\_\_\_

- (e) Authorizing a First Amendment to Agreement for legal services with Steefel, Levitt & Weiss which increases the maximum amount payable by an amount not to exceed \$100,000; All Redevelopment Project Areas. (Resolution No. 223-91)

Action taken: \_\_\_\_\_

7. Matters not appearing on Agenda
8. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
9. Commissioners' Questions and Matters
10. Closed Sessions: Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) Central Blocks 1, 2 and 3 and East Block 2 in Yerba Buena Gardens of Yerba Buena Center with Yerba Buena Gardens, L.P.; (ii) northeast corner of Third and Mission Streets, Yerba Buena Center with Griffin Related Properties VII; (iii) bounded by Fillmore, Geary, Steiner and Turk Streets and a vacated portion of Ellis Street between Fillmore and Steiner Streets in the Western Addition A-2 with Fillmore Center Associates; (iv) easterly side of Keith Street at Hudson Avenue, (Site X), Hunters Point with Dukes and Dukes; (v) Whitney Young Circle at Newcomb Avenue, Hunters Point with Progress Seven Developers; (vi) northwest corner of Keith Street, Hunters Point with Future Perfect, Inc.
11. Adjournment

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7/91

# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA. 94102  
THIRD FLOOR COMMISSION BOARD ROOM

DATE: AUGUST 27, 1991  
4:00 P.M.

## AGENDA

DOCUMENTS DEPT.

AUG 26 1991

SAN FRANCISCO  
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1. Recognition of a Quorum
2. Approval of Minutes: Regular Minutes, August 6 and 13, 1991
3. Report of the President
4. Report of the Executive Director
5. Matters of Unfinished Business
  - (a) Consideration of an Amendment to the Agreement with West Bay Local Development Corp., Inc. and Fillmore Center Associates, regarding the West Bay Community Center located on the southeast corner of Eddy and Fillmore Streets; Western Addition A-2. (Resolution No. 225-91)

Action taken: \_\_\_\_\_

6. Matters of New Business

### CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing the subordination of the Agency's Third Mortgage to a new First Mortgage, covering Unit 80 in Mariner's Village, formerly Inchon Village, located at 141 Nautilus Drive; Hunters Point. (Resolution No. 226-91)
- (b) Approving a further Amendment to the proposed Amendment to the Design for Development for the Rincon Point-South Beach Redevelopment Project. (Resolution No. 227-91)

OVER

- (c) Authorizing an Amendment to Resolution No. 158-90 at the request of the Mayor's Office of Housing and Community Development (MOHCD), to substitute Asian Neighborhood Design for Youth Activities of the Archdiocese and Dolores Street Community Center as funding recipients under said Resolution in an amount not to exceed \$46,944. (Resolution No. 228-91)
- (d) Authorizing a First Amendment to the Agreement for Disposition of Land with Harrison Development, Inc., (Harbor View Investment, Inc.) for development of the property located at the southeast corner of Third and Harrison Streets; Yerba Buena Center. (Resolution No. 229-91)

Action taken: \_\_\_\_\_

### REGULAR AGENDA

- (e) Workshop: Presentation by the three proposers, Cross Cultural Family Center, St. Patrick's Day Care Center and the YMCA, for the operation of the child care center at Yerba Buena Center.
- (f) Authorizing a Third Amendment to the Agreement with Griffin/Related Properties-VII regarding the proposed occupancy of Jessie Hotel by the California Historical Society and revision of the Schedule of Performance, in connection with the parcel located at the southeast corner of Third and Mission Streets; Yerba Buena Center. (Resolution No. 230-91)

Action taken: \_\_\_\_\_

- 7. Matters not appearing on Agenda
- 8. Commissioners' Questions and Matters
- 9. Persons wishing to address the Members on Non-Agenda, but Agency related Matters
- 10. Closed Session: (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) Central Blocks 1, 2 and 3 and East Block 2 in the Yerba Buena Gardens of Yerba Buena Center with Yerba Buena Gardens, L.P.; (ii) Northeast corner of Third and Mission Streets, Yerba Buena Center with Griffin/Related Properties VII ; (iii) easterly side of Keith Street at Hudson Avenue, (Site X), Hunters Point with Dukes and Dukes; (iv) Whitney Young Circle at Newcomb Avenue, Hunters Point with Progress Seven Developers. (b) Pursuant to Government Code Section 54957 on Personnel.
- 11. Adjournment

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9/1

# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA. 94102  
THIRD FLOOR COMMISSION BOARD ROOM

DATE: SEPTEMBER 3, 1991  
4:00 P.M.

## TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS / ADDITIONS / CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY, BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT DOOR OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 749-2457

THE REGULARLY SCHEDULED MEETING OF THE REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO FOR SEPTEMBER 3, 1991, WILL NOT BE HELD. THE NEXT REGULARLY SCHEDULED MEETING WILL BE HELD ON SEPTEMBER 10, 1991, AT 4:00 P.M., 770 GOLDEN GATE AVENUE, 3RD FLOOR BOARD ROOM, SAN FRANCISCO, CALIFORNIA.

DOCUMENTS DEPT.

AUG 29 1991

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Prepared and mailed August 28, 1991



# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA. 94102  
THIRD FLOOR COMMISSION BOARD ROOM

DATE: SEPTEMBER 10, 1991  
4:00 P.M.

DOCUMENTS DEPT.

SEP 9 1991

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## AGENDA

1. Recognition of a Quorum
2. Approval of Minutes: Closed Sessions: June 25, July 2 and 9, 1991
3. Report of the President
4. Report of the Executive Director
5. Matters of Unfinished Business
  - (a) Authorizing a First Amendment which revises the Schedule of Performance under the Agreement for Disposition of Land with Taldan Investment Company for development of the site located at the northeast corner of Fourth and Harrison Streets; Yerba Buena Center. (Resolution No. 220-91)

Action taken: \_\_\_\_\_

6. Matters of New Business

### CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing an expenditure of funds not to exceed \$9,000 for replacement of computer equipment. (Resolution No. 231-91)
- (b) Authorizing an amount not to exceed \$5,950 to purchase a computer, printers and related equipment and software for the Hunters Point, India Basin, Western Addition Project Areas, the Development and Real Estate Division and the Architectural Division. (Resolution No. 232-91)

- (c) Approving a Drug Free Workplace Notice and Policy. (Resolution No. 233-91)
- (d) Authorizing the Executive Director to Enter into a Sublease of the South Beach Harbor to the Redevelopment Financing Authority, assign all licenses for berth space to the Authority, Leaseback the Harbor from the Authority, Accept the Reassignment of all Berth Licenses, and execute any and all related documents; Rincon Point-South Beach. Resolution No. 234-91)

Action taken: \_\_\_\_\_

### REGULAR AGENDA

- (e) Public Hearing to hear all persons interested in variances for a portion of a parcel on Miguel Street below #2 Everson Street; Diamond Heights.

Approving two variances modifying the front and rear yard setback requirements for a single family residential development on a portion of a parcel on Miguel Street below #2 Everson Street; Diamond Heights. (Resolution No. 235-91)

Action taken: \_\_\_\_\_

- (f) Workshop on Central Block 3 Program (CB-3) and Master Plan Alternatives; Yerba Buena Center.
- (g) Adopting a Policy on Subordination of Agency Subsidized Loans in Affordable Homeownership Programs. (Resolution No. 236-91)

Action taken: \_\_\_\_\_

- (h) Authorizing the issuance of a Notice of Funding Availability for \$3 Million for the acquisition and rehabilitation of residential hotels and apartments in the South of Market; South of Market. (Resolution No. 237-91)

Action taken: \_\_\_\_\_

- (i) Authorizing an expenditure of up to \$45,000 for Environmental Processing Fees with the Department of City Planning in connection with the South of Market. (Resolution No. 238-91)

Action taken: \_\_\_\_\_

- (j) Authorizing and directing the execution of loan agreements relating to the issuance of certain bonds by the City and County of San Francisco Redevelopment Financing Authority, approving final official statement relating to such bonds, authorizing and approving other matters properly relating thereto. (Resolution No. 239-91)

Action taken: \_\_\_\_\_

- (k) A resolution of the Redevelopment Agency of the City and County of San Francisco authorizing the issuance of not to exceed \$30,000,000 principal amount of Redevelopment Agency of the City and County of San Francisco 1991 General Obligation notes. (Resolution No. 240-91)

Action taken: \_\_\_\_\_

7. Matters not appearing on Agenda
8. Commissioners' Questions and Matters
9. Persons wishing to address the Members on Non-Agenda, but Agency related Matters
10. Closed Sessions: (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) Central Blocks 1, 2 nd 3 and East Block 2 in Yerba Buena Gardens of Yerba Buena Center with Yerba Buena Gardens, L.P.; (ii) Northeast corner of Third and Mission Streets, Yerba Buena Center with Griffin Related Properties VII; (iii) northwest corner of Eddy and Webster Streets in the Western Addition A-2 with Fillmore Market Place Associates; (iv) San Francisco Naval Shipyards with the United States Navy.  
(b) Pursuant to Government Code Section 54957 on Personnel.
11. Adjournment



# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO CA 94102  
THIRD FLOOR COMMISSION BOARD ROOM

DATE: September 17, 1991  
4:00 P.M.

## AGENDA

1. Recognition of a Quorum
2. Approval of Minutes: Regular Meeting: August 20th & 27, 1991  
Closed Sessions: July 16, 23 & 30, 1991
3. Report of the President
4. Report of the Executive Director
5. Matters of Unfinished Business
6. Matters of New Business

DOCUMENTS DEPT.

SEP 19 1991

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### CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing a Personal Services Contract in an amount of \$40,000 for Acquisition Appraisal services with Mansbach Associates; All Approved Redevelopment Project Areas. (Resolution No. 241-91)
- (b) Authorizing an Amendment which increases the amount payable by \$30,000 and makes certain other changes to the Personal Services Contract for Reuse Appraisal Services with Mansbach Associates; All Approved Redevelopment Project Area. (Resolution No. 242-91)
- (c) Authorizing a Second Amendment to Personal Services Contract in the amount of \$20,000 for Reuse Appraisal Services, which increases the amount payable and makes certain other changes, with Hibbitts Consulting, Inc.; All Approved Redevelopment Project Areas. (Resolution No. 243-91)
- (d) Authorizing a Personal Services Contract in the amount of \$30,000 for Reuse Appraisal Services with David P. Rhoades and Associates, Inc.; All Approved Redevelopment Project Areas. (Resolution No. 244-91)

OVER

- (e) Authorizing a Personal Services Contract in an amount of \$40,000 for acquisition appraisal services with David P. Rhoades & Associates, Inc.; All Approved Redevelopment Project Areas. (Resolution No. 245-91)
- (f) Authorizing the renewal of a contract with Project Sentinel for Fair Housing Services in the amount of \$14,800. (Resolution No. 246-91)
- (g) Authorizing a First Amendment which revises the Schedule of Performance under the Agreement for Disposition of Land and Improvements for Private Rehabilitation (LDA) with The Bush Street Synagogue Cultural Center for the rehabilitation of the parcel located at 1881 Bush Street and the development of the adjacent parcel located at the southeast corner of Bush and Laguna Streets; Western Addition A-2. (Resolution No. 247-91)

Action taken: \_\_\_\_\_

### **REGULAR AGENDA**

- (h) Workshop: Presentation by three proposers: Ice Capades Chalets, VSC Sports, Inc. and the YMCA with Kerth and Sons, for the operation of an Ice Rink/Bowling Center; Yerba Buena Center.
- (i) Authorizing changes in the Agency's Financing Commitments for the development of affordable housing at 111 Jones Street; as part of the Citywide Tax Increment Housing Program. (Resolution No. 248-91)

Action taken: \_\_\_\_\_

- (j) Authorizing a Third Amendatory Agreement to the Agreement for Disposition of Land for Private Development with Progress Seven, Inc. in connection with the development of the parcel located on the northerly corner of Newcomb Avenue at Whitney Young Circle; Hunters Point. (Resolution No. 249-91)

Action taken: \_\_\_\_\_

- (k) Public Hearing to hear all persons interested in the Assignment of Interest in the Land Disposition Agreement with GSI Holdings to Las Villas Partnership for the parcel located at the northwest corner of Newcomb and LaSalle Avenues; Hunters Point.

Authorizing an Assignment of Interest in the Land Disposition Agreement with GSI Holdings to Las Villas Partnership, a Joint Venture composed of GSI Holdings and Mendell Terrace Group for purchase and development of the parcel located at the northwest corner of Newcomb and LaSalle Avenues; Hunters Point. (Resolution No. 250-91) (STAFF WILL RECOMMEND THIS ITEM BE CONTINUED TO OCTOBER 1, 1991)

Action taken: \_\_\_\_\_

- 7. Matters not appearing on Agenda
- 8. Commissioners' Questions and Matters
- 9. Persons wishing to address the Members on Non-Agenda, but Agency related Matters

10. Closed Session: (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) Central Blocks 1, 2 and 3 and East Block 2 in the Yerba Buena Gardens of Yerba Buena Center with Yerba Buena Gardens, L.P.; (ii) Northwest corner of Eddy and Webster Streets in the Western Addition A-2 with Fillmore Market Place Associates; (iii) San Francisco Naval Shipyards with the United States Navy. (b) Pursuant to Government Code Section 54957 on Personnel.

11. Adjournment



# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO CA 94102  
THIRD FLOOR COMMISSION BOARD ROOM

DATE: September 24, 1991  
4:00 P.M.

DOCUMENTS DEPARTMENT

## TENTATIVE AGENDA

SEP 20 1991

SAN FRANCISCO

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY, BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT DOOR OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 749-2457

- 1) Authorizing a Sixth Amendment to the Contract with Wes Willoughby in an amount of \$33,220.
- 2) Authorizing an expenditure of funds not to exceed \$4,000 for purchase and installation of computer security devices.
- 3) Authorizing an Amendment to the Agency's Training Policy to provide for advance payment of tuition for job related courses.
- 4) Authorizing a predevelopment loan for an amount not to exceed \$52,620 with Housing Development and Neighborhood Preservation Corporation for 7th and Natoma Streets; South of Market.
- 5) Authorizing a Second Amendment to Personal Services Contract in the amount of \$20,000 for Reuse Appraisal Services, which increases the amount payable and makes certain other changes, with Hibbitts Consulting, Inc.; All Approved Redevelopment Project Areas.
- 6) Closed Sessions: Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) Central Blocks 1, 2 and 3 and East Block 2 in the Yerba Buena Gardens of Yerba Buena Center with Yerba Buena Gardens, L.P.



# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO CA 94102  
THIRD FLOOR COMMISSION BOARD ROOM

DOCUMENTS DEPT.

DATE: September 24, 1991  
4:00 P.M.

SEP 20 1991

PUBLIC LIBRARY

AGENDA

1. Recognition of a Quorum

2. Approval of Minutes: Special Meeting, August 15, 1991  
Regular Meeting, September 10, 1991

DOCUMENTS DEPT.

SEP 23 1991

3. Report of the President

4. Report of the Executive Director

PUBLIC LIBRARY

5. Matters of Unfinished Business

- (a) Authorizing a Second Amendment to Personal Services Contract for reuse Appraisal Services, which increases the amount payable and makes certain other changes, with Hibbitts Consulting, Inc.; All Approved Redevelopment Project Areas. (Resolution No. 243-91)

Action taken: \_\_\_\_\_

6. Matters of New Business

## CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing execution of a Sixth Amendment to the Personal Services Contract with Wes Willoughby in an amount not to exceed \$33,220. (Resolution No. 253-91)
- (b) Authorizing an expenditure of funds not to exceed \$4,000 to ABACUS, Inc. for purchase and installation of computer security devices. (Resolution No. 254-91)
- (c) Authorizing an Amendment to the Agency's Training Policy to provide for advance payment of tuition. (Resolution No. 255-91)

Action taken: \_\_\_\_\_

OVER

## REGULAR AGENDA

- (d) Authorizing a predevelopment loan for an amount not to exceed \$52,620 with Housing Development and Neighborhood Preservation Corporation for the Development of 7th and Natoma Streets; South of Market Earthquake Recovery Redevelopment Area. (Resolution No. 256-91)

Action taken: \_\_\_\_\_

7. Matters not appearing on Agenda
8. Commissioners' Questions and Matters
9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
10. Closed Session: (a) Pursuant to Government Code Section 45956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) Central Blocks 1, 2 and 3 and East Block 2 in the Yerba Buena Gardens of Yerba Buena Center with Yerba Buena Gardens, L.P.
11. Adjournment

# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO CA 94102  
THIRD FLOOR COMMISSION BOARD ROOM

DATE: October 1, 1991  
4:00 P.M.

## AGENDA

1. Recognition of a Quorum
2. Approval of Minutes
3. Report of the President
4. Report of the Executive Director
5. Matters of Unfinished Business

DOCUMENTS DEPT.

OCT 1 1991

SAN FRANCISCO  
PUBLIC LIBRARY

- (a) Public Hearing to hear all persons interested in the Assignment of Interest in the Land Disposition Agreement with GSI Holdings to Las Villas Partnership for the parcel located at the northwest corner of Newcomb and LaSalle Avenues; Hunters Point.

Authorizing the Assignment of a Land Disposition Agreement with GSI Holdings, Inc., to Las Villas Partnership for the development of Site S-6 located on the northwest corner of Newcomb and LaSalle Avenues; Hunters Point. (Resolution No. 250-91)

Action taken: \_\_\_\_\_

- (b) Authorizing the Amendment of a Land Disposition Agreement with Las Villas Partnership for the development of Site S-6 located on the northwest corner of Newcomb and LaSalle Avenues; Hunters Point. (Resolution No. 261-91)

Action taken: \_\_\_\_\_

6. Matters of New Business

### REGULAR AGENDA

- (a) Approving an Amendment to Section VII.A.4 of the Personnel Policy to provide for advance pay in Housing Emergency situations. (Resolution No. 257-91)

Action taken: \_\_\_\_\_

- (b) Authorizing execution of a telephone equipment maintenance agreement with All-Phase Telecommunications. (Resolution No. 258-91)

Action taken: \_\_\_\_\_

OVER

- (c) Authorizing a Ninth Amendment to the Architecture Agreement with MGA Partners, which increases the amount payable by \$224,000 and makes related changes; Yerba Buena Center. (Resolution No. 259-91)

Action taken: \_\_\_\_\_

- (d) Approving the request of Myrtle Development Corporation, to terminate its Agreement for Disposition of Land for private development in connection with the parcel located at the northwest corner of Van Ness Avenue and Myrtle Street, and authorizing the Executive Director to refund the security deposit; Western Addition A-2. (Resolution No. 260-91)

Action taken: \_\_\_\_\_

- (e) Design workshop to review GP/TODCO's schematic drawings for the development of a single room-occupancy building located on Agency-owned property located at 241 Sixth Street; South of Market.

7. Matters not appearing on Agenda

8. Commissioners' Questions and Matters

9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.

10. Closed Session: (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) Central Blocks 1, 2 and 3 and East Block 2 in the Yerba Buena Gardens of Yerba Buena Center with Yerba Buena Gardens, L.P.; (ii) northeast corner of Third and Mission Streets, Yerba Buena Center with Griffin/Related Properties VII; (iii) northwest corner of Brannan and First Streets, Rincon Point-South Beach with Reliance Development Group; (iv) easterly side of Keith Street at Hudson Avenue, (Site X), Hunters Point with Dukes and Dukes; (v) south side of Keith Street at Hudson Avenue, (Site X), Hunters Point with Bayview Homes, Ltd., II.

11. Adjournment

35  
8/9/

# SAN FRANCISCO REDEVELOPMENT AGENCY

PLEASE NOTE CHANGE OF MEETING LOCATION:

DATE: October 8, 1991  
4:00 P.M.

ELLA HILL HUTCH COMMUNITY CENTER  
1050 MCALLISTER STREET

## AGENDA

DOCUMENTS DEPT.

OCT 7 1991

SAN FRANCISCO  
PUBLIC LIBRARY

1. Recognition of a Quorum
2. Approval of Minutes
3. Report of the President
4. Report of the Executive Director - (a) Report on the status of the Western Addition's Housing and Economic Development Programs; (b) Report on the Subsidized Housing Preservation Program Expenditure Guidelines, Fiscal Year 1991-1992.
5. Matters of Unfinished Business
6. Matters of New Business

### CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THE THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing the Redevelopment Agency of the City and County of San Francisco to execute an Agreement with the American Red Cross to serve as Fund Manager of its rental housing replacement revolving fund. (Resolution No. 263-91)
- (b) Authorizing a Fifth Amendatory Agreement which revises the performance dates of the Agreement for Disposition of Land for Private Development with Fillmore Renaissance Associates, L.P., for the parcel located at the northeast corner of Fillmore and Eddy Streets; Western Addition A-2. (Resolution No. 264-91)

Action taken: \_\_\_\_\_

OVER

## REGULAR AGENDA

- (c) Workshop regarding the Agreement with the Nihonmachi Community Development Corporation for the development of a parcel located within the block bounded by the Buchanan Mall and Sutter, Laguna and Post Streets; Western Addition A-2.
- (d) Workshop on the draft City and County of San Francisco Comprehensive Housing Affordability Strategy (CHAS).
- (e) Authorizing a Predevelopment Loan for an amount not to exceed \$50,000 with Catholic Charities Archdiocese of San Francisco for the development of Agency property located on the north side of Howard Street, between Sixth and Seventh Streets; South of Market Earthquake Recovery Redevelopment Project Area. (Resolution No. 265-91)

Action taken: \_\_\_\_\_

- (f) Authorizing the Third Amendment to the Land Disposition Agreement with Future Perfect, Inc. for the development of the parcel located on the northeast corner of Keith Street between Hudson and Fairfax; Hunters Point. (Resolution No. 266-91)

Action taken: \_\_\_\_\_

- (g) Authorizing a construction loan in the amount of \$300,000 to Future Perfect, Inc., from the Second Mortgage Subsidy provided under the Land Disposition Agreement for the development of the parcel located on the northeast corner of Keith Street between Hudson and Fairfax; Hunters Point. (Resolution No. 267-91)

Action taken: \_\_\_\_\_

- (h) Authorizing Exclusive Negotiations with the San Francisco Housing Development Corporation, for the development of the parcel located on the south side of Hudson Avenue at Whitney Young Circle; Hunters Point. (Resolution No. 268-91)

Action taken: \_\_\_\_\_

7. Matters not appearing on Agenda

8. Commissioners' Questions and Matters

9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.

10. Closed Session: (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) Central Blocks 1, 2 and 3 and East Block 2 in the Yerba Buena Gardens of Yerba Buena Center with Yerba Buena Gardens, L.P.; (ii) south side of Hudson Avenue at Whitney Young Circle, Hunters Point with San Francisco Housing Development Corporation; (iii) northeast corner of Fillmore and Eddy Streets, Western Addition A-2 with Fillmore Renaissance Associates.

11. Adjournment

# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO CA 94102  
THIRD FLOOR COMMISSION BOARD ROOM

DATE: October 15, 1991  
4:00 P.M.

DOCUMENTS DEPT.

## AGENDA

OCT 15 1991

SAN FRANCISCO  
REDEVELOPMENT AGENCY

1. Recognition of a Quorum
2. Approval of Minutes
3. Report of the President
4. Report of the Executive Director
5. Matters of Unfinished Business
  - (a)' Authorizing the Third Amendment to the Land Disposition Agreement with Future Perfect, Inc., for the development of the parcel located on the northeast corner of Keith Street; Hunters Point. (Resolution No. 266-91)
  - (b) Authorizing a construction loan in the amount of \$300,000 to Future Perfect, Inc., from the Second Mortgage Subsidy provided under the Land Disposition Agreement for the development of the parcel located on the northeast corner of Keith Street; Hunters Point. (Resolution No. 267-91)

(STAFF WILL RECOMMEND ITEMS (a) & (a) BE CONTINUED)

Action taken: \_\_\_\_\_

6. Matters of New Business

### CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THE THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing a Sixth Amendment which revises the Performance Schedule and extends the absolute conveyance date of the Agreement for Disposition of Land for private development with Sprincin Development Partners IX, for the parcels located in the block bounded by Fulton, McAllister, Fillmore and Steiner Streets; Western Addition A-2. (Resolution No. 269-91)

OVER

- (b) Authorizing execution of an Agreement with Crawford Risk Control Services for indoor air quality investigation. (Resolution No. 270-91)
- (c) Authorizing an expenditure of funds estimated not to exceed \$42,583 to Curtis Day and Associates for renewal of insurance for South Beach Harbor. (Resolution No. 271-91)
- (d) Authorizing Exclusive Negotiations with The Housing Conservation and Development Corporation for the development of the Hunters Point School site located on the southeast corner of Ingalls Street and Kiska Road; Hunters Point. (Resolution No. 272-91)

Action taken: \_\_\_\_\_

#### **REGULAR AGENDA**

- (e) Expressing the intention of the Redevelopment Agency to construct the Children's and the recreational uses on Central Block 3 in Yerba Buena Gardens, Subject to the availability of funds; Yerba Buena Center. (Resolution No. 273-91)

Action taken: \_\_\_\_\_

- (f) Awarding Yerba Buena Theater and Visual Arts Center Contract to Sumitomo Construction America, Inc. in the amount of \$22,097,500; Yerba Buena Center. (Resolution No. 274-91)

Action taken: \_\_\_\_\_

- (g) Authorizing the establishment of the South of Market Facade Improvement Loan Program in the amount of \$150,000. (Resolution No. 275-91)

Action taken: \_\_\_\_\_

- (h) Authorizing a Fourth Amendment to the Personal Services Contract with The Mission Economic Development Association (MEDA) to add \$70,000 for the Subcontracts to implement the South of Market Facade Improvement Loan Program. (Resolution No. 276-91)

Action taken: \_\_\_\_\_

- (i) Authorizing the purchase of the Bayview Homes Ltd., II, Promissory note secured by a Deed of Trust from the Bank of California for \$80,000 plus necessary transaction costs for Site X, located on the south side of Keith Street at Hudson Avenue and the execution of other related documents; Hunters Point. (Resolution No. 277-91)

Action taken: \_\_\_\_\_

- (j) Authorizing a Loan Agreement in the amount not to exceed \$1,900,000 to the Chinese Community Housing Corporation for the development of 233 Turk Street, as part of the Citywide Tax Increment Housing Program. (Resolution No. 278-91)

Action taken: \_\_\_\_\_

#### **7. Matters not appearing on Agenda**

8. Commissioners' Questions and Matters
9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
10. Closed Session: (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) Central Blocks 1, 2 and 3 and East Block 2 in the Yerba Buena Gardens of Yerba Buena Center with Yerba Buena Gardens, L.P., (ii) Northeast corner of Third and Mission Streets, Yerba Buena Center with Griffin Related Properties VII.
11. Adjournment



# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE:  
SAN FRANCISCO, CA 94102  
THIRD FLOOR COMMISSION BOARD ROOM

DATE: October 22, 1991  
4:00 P.M.

## TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT DOOR OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 749-2457.

THE REGULARLY SCHEDULED MEETING OF THE REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO FOR OCTOBER 22, 1991, WILL NOT BE HELD. THE NEXT REGULARLY SCHEDULED MEETING WILL BE HELD ON OCTOBER 29, 1991, AT 4:00 P.M., 770 GOLDEN GATE AVENUE, 3RD FLOOR BOARD ROOM, SAN FRANCISCO, CALIFORNIA.

THE FOLLOWING IS THE SCHEDULE FOR THE SAN FRANCISCO REDEVELOPMENT AGENCY MEETINGS FOR OCTOBER, NOVEMBER AND DECEMBER 1991:

DOCUMENTS DEPT.

OCTOBER 29, 1991  
NOVEMBER 12, 1991  
NOVEMBER 26, 1991  
DECEMBER 10, 1991\*  
DECEMBER 17, 1991

OCT 24 1991  
SAN FRANCISCO  
PUBLIC LIBRARY

\*IN CASE OF AN ELECTION RUN OFF, THIS MEETING WOULD BE HELD ON WEDNESDAY, DECEMBER 11, 1991.

THE AGENCY WILL NOT BE MEETING ON THE FOLLOWING DATES:

OCTOBER 22, 1991  
NOVEMBER 5, 1991  
NOVEMBER 19, 1991  
DECEMBER 3, 1991  
DECEMBER 24, 1991  
DECEMBER 31, 1991

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Prepared and mailed October 17, 1991



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29/91

# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO CA 94102  
THIRD FLOOR COMMISSION BOARD ROOM

DATE: October 29, 1991  
4:00 P.M.

DOCUMENT

## TENTATIVE AGENDA

OCT 23 1991

PUBLIC LIBRARY

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY, BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT DOOR OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 749-2457.

- 1) Requesting rate changes for transient commercial charter vessels and transient recreation vessels at the South Beach Harbor; Rincon Point-South Beach.
- 2) Workshop presentation of the proposed Master Plan and Program for Central Block 3 by Architects Adele Santos and Paul Friedberg; Yerba Buena Center.
- 3) Authorizing a Second Amendment to the Land Disposition Agreement with Taldan Investment Company for the purchase and development of the site located at the northeast corner of Fourth and Harrison Streets; Yerba Buena Center.
- 4) Status Report on the Agreement with the Nihonmachi Community Development Corporation for the development of a parcel located within the block bounded by the Buchanan Mall and Sutter, Laguna and Post Streets; Western Addition A-2.
- 5) Expressing the Intention of the Redevelopment Agency to construct the Children's and the recreational uses on Central Block 3 in Yerba Buena Gardens, subject to the availability of funds; Yerba Buena Center. (Continued from October 15, 1991.)
- 6) Authorizing the Third Amendment to the Land Disposition Agreement with Future Perfect, Inc., for the development of the parcel located on the northeast corner of Keith Street; Hunters Point. (Continued from October 15, 1991.)
- 7) Authorizing a construction loan in the amount of \$300,000 to Future Perfect, Inc., from the Second Mortgage Subsidy provided under the Land Disposition Agreement for the development of the parcel located on the northeast corner of Keith Street; Hunters Point. (Continued from October 15, 1991.)

OVER

- 8) Authorizing a grant in the amount of \$110,655 to the San Francisco Affordable Housing Preservation Association, Inc. for the development at 9 Berkeley Way, as part of the Subsidized Housing Preservation Program.
- 9) Workshop on design, housing affordability and proposed changes to the Additional Terms, Covenants and Conditions to the Agreement for Disposition of Land for Private Development with Fillmore Marketplace Associates for the purchase and development of a parcel located on the northwest corner of Webster and Eddy Streets, Western Addition A-2.
- 10) Authorizing a Third Amendatory Agreement which revises the Schedule of Performance and the Additional Terms, Covenants and Conditions to the Agreement for Disposition of Land with Fillmore Marketplace Associates for the purchase and development of a parcel located on the northwest corner of Webster and Eddy Streets, Western Addition A-2.
- 11) Authorizing an increase in the predevelopment loan with Housing Development and Neighborhood Preservation Corporation, Inc. for the development of 7th and Natoma Streets, South of Market.
- 12) Workshop on design of affordable housing development presented by Housing Development and Neighborhood Preservation Corporation, Inc., for development of 7th and Natoma Streets, South of Market.
- 13) Authorizing payment not to exceed \$150,000 to the Bureau of Building Inspection for Plan Checking and Permit costs for the Esplanade in Yerba Buena Gardens, Yerba Buena Center.
- 14) Director's Report: Status report on Minority Television Project.
- 15) Approving modifications to the Agency's Purchasing Policy.
- 16) Closed Session: (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) Central Blocks 1, 2 and 3 and East Block 2 in Yerba Buena Gardens, L.P.; (ii) Northeast corner of Third and Mission Streets, Yerba Buena Center with Griffin Related Properties VII; and (b) Pursuant to Government Code Section 54957 on Personnel.

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Prepared and mailed October 21, 1991

# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO CA 94102  
THIRD FLOOR COMMISSION BOARD ROOM

DATE: October 29, 1991  
4:00 P.M.

## AGENDA

1. Recognition of a Quorum
2. Approval of Minutes: Closed Sessions - August 6, 13, 20 & 27, 1991
3. Report of the President
4. Report of the Executive Director - Status report on Minority Television Project
5. Matters of Unfinished Business
  - (a) Authorizing the Third Amendment to the Land Disposition Agreement with Future Perfect, Inc., for the development of the parcel located on the northeast corner of Keith Street; Hunters Point. (Resolution No. 266-91)

Action taken: \_\_\_\_\_

- (b) Authorizing a construction loan in the amount of \$400,000 to Future Perfect, Inc., from the Second Mortgage Subsidy provided under the Land Disposition Agreement for the development of the parcel located on the northeast corner of Keith Street; Hunters Point. (Resolution No. 267-91)

Action taken: \_\_\_\_\_

6. Matters of New Business

### CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approving modification to the Fee Schedule for South Beach Harbor as it pertains to transient berthing; Rincon Point-South Beach. (Resolution No. 279-91)
  - (b) Authorizing an expenditure not to exceed \$100,000 to the Department of Public Works for the Building Permit Fees for the Esplanade; Yerba Buena Center. (Resolution No. 280-91)

OVER

- (c) Authorizing an expenditure of \$75,000 for printing and other costs in connection with the bidding of the Esplanade Construction Contract; Yerba Buena Center. (Resolution No. 281-91)
- (d) Authorizing (i) the expenditure of not to exceed \$50,000 for defense costs in Independent Housing Services, et al v. San Francisco Redevelopment Agency, et al; (ii) a Personal Services Contract with the Law Firm of Bronson, Bronson and McKinnon in the amount of \$25,000; and (iii) an Amendment to the Contract with McCutchen, Doyle, Brown & Enerson to increase the amount by \$25,000; both firms to provide legal services for such defense; Western Addition A-2. (Resolution No. 282-91)

Action taken: \_\_\_\_\_

#### REGULAR AGENDA

- (e) Workshop presentation of the proposed Master Plan and Program for Central Block 3 by Architects Adele Naude Santos and M. Paul Friedberg; Yerba Buena Center.
- (f) Authorizing a Second Amendment which revises the schedule of performance under the Agreement for Disposition of Land for Private Development (LDA) with Taldan Investment Company, for the parcel located at the northeast corner of Fourth and Harrison Streets; Yerba Buena Center Area. (Resolution No. 283-91) **(STAFF WILL RECOMMEND THIS ITEM BE CONTINUED)**

Action taken: \_\_\_\_\_

- (g) Consideration of Staff's analysis of the proposed development with the Nihonmachi Community Development Corporation for the development of the parking lot on a parcel located within the block bounded by the Buchanan Mall and Sutter, Laguna and Post Streets; Western Addition A-2.
- (h) Workshop on design, housing affordability and proposed changes to the additional terms, covenants and conditions to the Agreement for Disposition of Land for Private Development with Fillmore Marketplace Associates for the purchase and development of a parcel located on the northwest corner of Webster and Eddy Streets; Western Addition A-2.
- (i) Authorizing a Third Amendatory Agreement which revises the Schedule of Performance and the additional terms, covenants and conditions to the Agreement for Disposition of Land for Private Development with Fillmore Marketplace Associates, for the purchase and development of the parcel located on the northwest corner of Webster and Eddy Streets; Western Addition A-2. (Resolution No. 284-91)

Action taken: \_\_\_\_\_

- (j) Workshop on design of affordable housing development presented by Housing Development and Neighborhood Preservation Corporation, Inc., for development of 7th and Natoma Streets, South of Market.
- (k) Workshop to discuss a proposed predevelopment loan for Housing Development and Neighborhood Preservation Corporation related to the development of the 7th and Natoma Street property, and consideration of a policy to expand the Predevelopment Loan Program to include administrative funds for nonprofits; South of Market.

- (1) Authorizing an Amendment to the Grant Loan Agreement, dated July 1, 1991, between the Agency and the San Francisco Affordable Housing Preservation Association, Inc., increasing the amount of the Grant by \$110,655, as part of the Subsidized Housing Preservation Program. (Resolution No. 285-91)

Action taken: \_\_\_\_\_

7. Matters not appearing on Agenda
8. Commissioners' Questions and Matters
9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
10. Closed Session: (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) Central Blocks 1, 2 and 3 and East Block 2 in the Yerba Buena Gardens of Yerba Buena Center with Yerba Buena Gardens, L.P., (ii) Northeast corner of Third and Mission Streets, Yerba Buena Center with Griffin Related Properties VII; (iii) Northeast corner of Fourth and Harrison, Yerba Buena Center with Taldan Investment Co.; (iv) San Francisco Naval Shipyards with the United States Navy; (v) Pier 42 Bulkhead Building in Rincon Point-South Beach with Hilborn Hoover Properties. (b) Pursuant to Government Code Section 54957 on Personnel.
11. Adjournment



# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO CA 94102  
THIRD FLOOR COMMISSION BOARD ROOM

DATE: November 12, 1991  
4:00 P.M.

DOCUMENTS DEPT.

NOV 12 1991

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PUBLIC LIBRARY

## AGENDA

1. Recognition of a Quorum
2. Approval of Minutes: Regular Meetings: September 17 and 24, 1991,  
October 1, 8, 15 and 29, 1991;  
Closed Sessions: September 10, 17 and 24, 1991,  
October 1, 8, 15 and 29, 1991
3. Report of the President
4. Report of the Executive Director
5. Matters of Unfinished Business
  - (a) Authorizing a Third Ammendatory Agreement which revises the Schedule of Performance and the additional terms, covenants and conditions to the Agreement for Disposition of Land for Private Development with Fillmore Marketplace Associates, L.P. for the purchase and development of the parcel located on the northwest corner of Webster and Eddy Streets; Western Addition A-2. (Resolution No. 284-91)

Action taken: \_\_\_\_\_

6. Matters of New Business

### CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THE THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing a Sixth Amendment to the Agreement for Legal Services with the law firm of Dinkelspiel, Donovan & Reder which increases the maximum amount payable by \$25,000, increases hourly rates, and makes certain administrative changes; All Redevelopment Project Areas.  
(Resolution No. 286-91)

OVER

- (b) Authorizing a First Amendatory Agreement which revises the schedule of performance of the Agreement for Disposition of Land with GP/TODCO for the purchase and development of the parcel located on the southeast corner of Sixth and Tehama Streets. (Resolution No. 287-91)
- (c) Authorizing a Third Amendment to the Janitorial Services Contract with W & F Building Maintenance Co., Inc., which extends the term for one year and increases the amount payable by \$17,000 for the South Beach Harbor; Rincon Point-South Beach. (Resolution No. 288-91)

Action taken: \_\_\_\_\_

#### REGULAR AGENDA

- (d) Public Hearing to hear all persons interested in Conditionally granting Lot Coverage and Side Yard Variances to the Northern California Presbyterian Homes, Inc.; Western Addition A-1

Conditionally approving two variances modifying the lot coverage and side yard setback requirements for Northern California Presbyterian Homes (The Sequoias) Development on Lot 39, Assessors Block 697, located in the the block bounded by Geary, Post, Buchanan and vacated Laguna Streets; Western Addition A-1. (Resolution No. 289-91)

Action taken: \_\_\_\_\_

- (e) Authorizing an Option Agreement with BRIDGE Housing Corporation for the acquisition of property located at the southwest corner of Fell and Gough Streets, as part of the 1991-92 Citywide Tax Increment Housing Program. (Resolution No. 290-91)

Action taken: \_\_\_\_\_

- (f) Authorizing a First Amendatory Agreement to the Predevelopment Loan with Housing Development and Neighborhood Preservation Corporation which increases the loan by an amount not to exceed \$75,000 for the development of Agency-owned property located at 7th and Natoma Streets; South of Market. (Resolution No. 291-91)

Action taken: \_\_\_\_\_

- (g) Authorizing an Eleventh Amendment to the Disposition and Development Agreement with Yerba Buena Gardens, L.P. for Central Blocks 1, 2 and 3 and East Block 2, Yerba Buena Gardens; Yerba Buena Center. (Resolution No. 292-91)

Action taken: \_\_\_\_\_

- (h) Approving modifications to the Agency's Purchasing Policy. (Resolution No. 293-91)

Action taken: \_\_\_\_\_

- (i) Workshop on Proposal of the 24th Street Revitalization Committee.

7. Matters not appearing on Agenda
8. Commissioners' Questions and Matters
9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
10. Closed Session: (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) Central Blocks 1, 2 and 3 and East Block 2 in the Yerba Buena Gardens of Yerba Buena Center with Yerba Buena Gardens, L.P.; (ii) Northeast corner of Third and Mission Streets, Yerba Buena Center with Griffin Related Properties VII; (iii) Northeast corner of Fourth and Harrison, Yerba Buena Center with Taldan Investment Co.; (iv) Northeast corner of Fillmore and Eddy Streets, Western Addition A-2 with Fillmore Renaissance Associates.
11. Adjournment



# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA 94102  
THIRD FLOOR COMMISSION BOARD ROOM

DATE: November 19, 1991  
4:00 P.M.

## TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT DOOR OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 749-2457.

THE REGULARLY SCHEDULED MEETING OF THE REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO FOR NOVEMBER 19, 1991, WILL NOT BE HELD. THE NEXT REGULARLY SCHEDULED MEETING WILL BE HELD ON NOVEMBER 26, 1991, AT 4:00 P.M., 770 GOLDEN GATE AVENUE, 3RD FLOOR BOARD ROOM, SAN FRANCISCO, CALIFORNIA.

THE FOLLOWING IS THE SCHEDULE FOR THE SAN FRANCISCO REDEVELOPMENT AGENCY MEETINGS FOR OCTOBER, NOVEMBER AND DECEMBER 1991:

NOVEMBER 26, 1991  
DECEMBER 10, 1991\*  
DECEMBER 17, 1991

\*DUE TO AN ELECTION RUN OFF THIS MEETING WILL BE HELD ON WEDNESDAY, DECEMBER 11, 1991.

THE AGENCY WILL NOT BE MEETING ON THE FOLLOWING DATES:

NOVEMBER 19, 1991  
DECEMBER 3, 1991  
DECEMBER 10, 1991  
DECEMBER 17, 1991

DOCUMENTS DEPT.

NOV 13 1991

SAN FRANCISCO  
PUBLIC LIBRARY

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Prepared and mailed November 12, 1991



# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO CA 94102  
THIRD FLOOR COMMISSION BOARD ROOM

DATE: November 26, 1991  
4:00 P.M.

## AGENDA

NOV 25 1991

1. Recognition of a Quorum
2. Approval of Minutes - Regular Meeting; November 12, 1991
3. Report of the President
4. Report of the Executive Director
5. Matters of Unfinished Business
  - (a) Authorizing a Third Amendatory Agreement which revises the Schedule of Performance and the additional terms, covenants and conditions to the Agreement for Disposition of Land for Private Development with Fillmore Marketplace Associates, L.P., for the purchase and development of the parcel located on the northwest corner of Webster and Eddy Streets; Western Addition A-2. (Resolution No. 284-91)  
(STAFF WILL RECOMMEND THIS ITEM BE CONTINUED)

Action taken: \_\_\_\_\_

6. Matters of New Business

### CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THE THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing a Second Amendment to the Agreement for Professional Services which increases the contract amount by \$25,500 with Environmental Impact Planning Associates in connection with the preparation of a Supplemental Environmental Impact Report for the Rincon Point-South Beach Redevelopment Project Area. (Resolution No. 297-91)

OVER

- (b) Authorizing a Sixth Amendment to the Personal Services Contract HM/WC-1 with Harding Lawson Associates which increases the contract by an amount not to exceed \$25,000 for hazardous materials and waste consultation services; All Approved Redevelopment Project Areas and other designated sites. (Resolution No. 298-91)
- (c) Authorizing an Agreement with Metropolitan Ministries permitting use of Agency-owned property located at the northeast corner of Divisadero and Ellis Streets for the sale of Christmas Trees; Western Addition A-2. (Resolution No. 299-91)

Action taken: \_\_\_\_\_

#### REGULAR AGENDA

- (d) Public hearing to hear all persons interested in the sale of two condominium housing units at 35 and 45 Hollis Street; Western Addition A-2

Authorizing Deeds, Conveyance Instruments, and the Disposition Price in connection with the sale of two condominium housing units at 35 and 45 Hollis Street in the Affordable Condominium Program; Western Addition A-2. (Resolution No. 300-91)

Action taken: \_\_\_\_\_

- (e) Approving and authorizing execution and filing, as appropriate, of enabling declarations, subdivision maps, and regulatory agreements; and authorizing payment of Homeowner Association Monthly Assessments in connection with 35 and 45 Hollis Street, Affordable Condominium Program; Western Addition A-2. (Resolution No. 301-91)

Action taken: \_\_\_\_\_

- (f) Authorizing a Letter Agreement not to exceed \$38,000 with the Department of City Planning to continue planning efforts in the Fisherman's Wharf survey area related to Environmental Review of Certain Land Use Proposals and Amendments. (Resolution No. 302-91)

Action taken: \_\_\_\_\_

- (g) Approving Mark Di Suvero as the artist selected for the Gateway Art Project by the San Francisco Arts Commission and South Beach Park as its proposed location; Rincon Point-South Beach. (Resolution No. 303-91)

Action taken: \_\_\_\_\_

- (h) Authorizing an Amendment to the Live-Work Rehabilitation Agreement with the Tenderloin Housing Clinic to provide an additional \$35,000 for the Rehabilitation of ground floor commercial space to create a lobby and two Live/Work units for Artists in the Sunnyside Hotel located at 135 Sixth Street; South of Market. (Resolution No. 304-91)

Action taken: \_\_\_\_\_

- (i) Authorizing a Second Amendment which revises the Schedule of Performance under the Agreement for Disposition of Land for Private Development (LDA) with Taldan Investment Company, for the parcel located at the northeast corner of Fourth and Harrison Streets; Yerba Buena Center. (Resolution No. 305-91)

Action taken: \_\_\_\_\_

- (j) Authorizing a Personal Services Contract with Melanie Beene & Associates in an amount not to exceed \$40,000 to provide a management audit of the Center for the Arts; Yerba Buena Center. (Resolution No. 306-91)

Action taken: \_\_\_\_\_

- (k) Authorizing an extension of interim financing for South Beach Marina Apartments; Rincon Point-South Beach. (Resolution No. 307-91)

Action taken: \_\_\_\_\_

- (l) Approving a Budget Amendment and Expenditure Approval for purchase of Rincon Point Park Site; Rincon Point-South Beach. (Resolution No. 308-91)

Action taken: \_\_\_\_\_

7. Matters not appearing on Agenda

8. Commissioners' Questions and Matters

9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.

10. Closed Session: (a) Pursuant to Government Code Section 45956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) Central Blocks 1, 2 and 3 and East Block 2 in the Yerba Buena Gardens of Yerba Buena Center with Yerba Buena Gardens, L.P.; (ii) Northeast corner of Third and Mission Streets, Yerba Buena Center with Griffin Related Properties VII; (iii) Pier 42 Bulkhead Building in Rincon Point-South Beach with Hilborn Hoover Properties; (iv) Northeast corner of Fillmore and Eddy Streets, Western Addition A-2 with Fillmore Renaissance Associates.

11. Adjournment



# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO CA 94102  
THIRD FLOOR COMMISSION BOARD ROOM

DATE: December 11, 1991  
4:00 P.M.

## AGENDA

DOCUMENTS DEPT.

DEC 6 1991

SAN FRANCISCO  
PUBLIC LIBRARY

1. Recognition of a Quorum
2. Approval of Minutes: Special Meeting, August 26, 1991
3. Report of the President
4. Report of the Executive Director
5. Matters of Unfinished Business
  - (a) Authorizing a Third Amendatory Agreement which revises the Schedule of Performance, to the Agreement for Disposition of Land for Development with Fillmore Marketplace Associates, L.P., for purchase and development of the parcel located on the northwest corner of Webster and Eddy Streets; Western Addition A-2. (Resolution No. 284-91) (STAFF WILL RECOMMEND THIS ITEM BE CONTINUED)

Action taken: \_\_\_\_\_

- (b) Authorizing an Amendment to the Live-Work Rehabilitation Agreement with the Tenderloin Housing Clinic to provide an additional \$35,000 for rehabilitation of ground floor commercial space to create a lobby and two Live/Work units for Artists in the Sunnysdale Hotel located at 135 Sixth Street; South of Market. (Resolution No. 304-91)

Action taken: \_\_\_\_\_

### 6. Matters of New Business

- (a) Workshop to discuss residential land use alternatives for Agency-owned property located at Sixth and Minna Streets; South of Market.
  - (b) Consideration of the Quarterly Report and authorizing a Fourth Amendment to the Personal Services Contract with the Ella Hill Hutch Community Center (EHHCC) to provide employment development services in an amount not to exceed \$133,000 for the six month period covering January 1, 1992 through June 30, 1992; Western Addition A-1 and A-2. (Resolution No. 311-91)

Action taken: \_\_\_\_\_

OVER

- (c) Consideration of the Quarterly Report and authorizing a Second Amendment to the Personal Services Contract with Urban Economic Development Corporation (UEDC) for technical assistance services in an amount not to exceed \$105,000 for the six month period covering January 1, 1992 through June 30, 1992; Western Addition A-1 and A-2, India Basin and Hunters Point. (Resolution No. 312-91)

Action taken: \_\_\_\_\_

- (d) Consideration of the Quarterly Report and authorizing a Second Amendment to the Personal Services Contract with the Young Community Developers, Inc., to provide employment development assistance in the amount not to exceed \$116,667 for the seven month period covering January 1, 1992 through July 31, 1992; Hunters Point, India Basin and other project areas. (Resolution No. 313-91)

Action taken: \_\_\_\_\_

- (e) Consideration of the Quarterly Report and authorizing a Second Amendment to the Personal Services Contract with Mission Hiring Hall, Inc., to provide employment development assistance services in an amount not to exceed \$128,333 for the seven month period covering January 1, 1992 through July 31, 1992; South of Market, Yerba Buena Center and other project areas. (Resolution No. 314-91)

Action taken: \_\_\_\_\_

- (f) Consideration of the Quarterly Report and authorizing a Fifth Amendment to the Personal Services Contract with the Mission Economic Development Association (MEDA) to provide business recovery services in an amount not to exceed \$87,500 for the seven month period from January 1, 1992 through July 31, 1992; South of Market. (Resolution No. 315-91)

Action taken: \_\_\_\_\_

- (g) Authorizing a Personal Services Contract with Ted P. Maniatis to provide construction management services for construction in Yerba Buena Center; Yerba Buena Center. (Resolution No. 316-91)

Action taken: \_\_\_\_\_

- (h) Authorizing a reduction of the payment retention in the Agency Contract with The Palm Iron and Steel Works for the Visual Arts Center and Yerba Buena Theater in YBG to 5%; Yerba Buena Center. (Resolution No. 317-91)

Action taken: \_\_\_\_\_

THIS ITEM WILL NOT BE HEARD BEFORE 5 P.M.

- (i) Conditionally approving the Preliminary Construction Documents for the San Francisco Museum of Modern Art on Third Street between Mission and Howard Streets; Yerba Buena Center. (Resolution No. 318-91)

Action taken: \_\_\_\_\_

7. Matters not appearing on Agenda

8. Commissioners' Questions and Matters

9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
10. Closed Sessions: Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) Central Blocks 1, 2 and 3 and East Block 2 in Yerba Buena Gardens of Yerba Buena Center with Yerba Buena Gardens, L.P.; (ii) Northwest corner of Eddy and Webster Streets in the Western Addition A-2 with Fillmore Market Place Associates; (iii) Pier 42 Bulkhead Building in Rincon Point-South Beach with Hilborn Hoover Properties.
11. Adjournment



# SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE  
SAN FRANCISCO CA 94102  
THIRD FLOOR COMMISSION BOARD ROOM

DATE: December 17, 1991  
4:00 P.M.

DEC 16 1991

PUBLIC LIBRARY

## AGENDA

1. Recognition of a Quorum
  - 1A. Election of Officers
2. Approval of Minutes
3. Report of the President
4. Report of the Executive Director - Status Report of the 24th Street Revitalization Committee Request
5. Matters of Unfinished Business
  - (a) Authorizing a Third Amendment which revises the Schedule of Performance and the additional terms, covenants and conditions to the Agreement for Disposition of Land for Private Development with Fillmore Marketplace Associates, L.P., for the purchase and development of the parcel located on the northwest corner of Webster and Eddy Streets; Western Addition A-2. (Resolution No. 284-91)  
  
Action taken: \_\_\_\_\_
  - (b) Authorizing a Personal Services Contract with Ted P. Maniatis to provide construction management services for construction in Yerba Buena Center. (Resolution No. 316-91)  
  
Action taken: \_\_\_\_\_
6. Matters of New Business

### CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing a Second Amendment to the Personal Services Contract in an amount not to exceed \$4,000 for Community Services Consulting with John C. Friedman and Associates. (Resolution No. 319-91)

OVER

- (b) Amending the terms of a predevelopment loan in the amount of \$103,000 to Mission Housing Development Corp. for housing at 480 Valencia Street, Citywide Tax Increment Housing Program. (Resolution No. 320-91)  
**(STAFF RECOMMENDS THIS ITEM BE CONTINUED TO THE MEETING OF JANUARY 7, 1992)**
- (c) Authorizing an Amendment to the Agency's Dental Care Service Contract with Delta Dental Plan of California to adjust the Annual Benefit Limit. (Resolution No. 321-91)

Action taken: \_\_\_\_\_

#### **REGULAR AGENDA**

- (d) Public Workshop jointly sponsored by The Chinatown Economic Development Task Force and the Redevelopment Agency to review a draft Final Plan for the Chinatown Economic Development Program.
- (e) Status report on the Minority Television Project (MTP) by Jai Johnson, Station Manager and Mark Moore, Business Manager.
- (f) Authorizing a Second Amendatory Agreement and a Termination and Assignment Agreement in connection with that Amendatory Agreement, with The Nihonmachi Community Development Corporation and Nihonmachi Parking Corp., both in connection with the purchase and development by the Nihonmachi Parking Corporation for the parcel located within the block bounded by the Buchanan Mall and Sutter, Laguna and Post Streets; Western Addition A-2.  
(Resolution No. 322-91)

Action taken: \_\_\_\_\_

- (g) Authorizing an Owner Participation Agreement with the F.T.P. Investment Corporation of San Francisco, for the development of 35 Condominium units, parking and 6,000 square feet of ground floor space on the parcel located at the southeast corner of Bush and Steiner Streets; Western Addition A-2.  
(Resolution No. 323-91)

Action taken: \_\_\_\_\_

- (h) Authorizing the Issuance of a Request for Developer Qualifications for the Sixth Street and Minna Street Housing Site; South of Market Earthquake Recovery Redevelopment Project Area. (Resolution No. 324-91)

Action taken: \_\_\_\_\_

- (i) Conditionally authorizing Exclusive Negotiations with the Mexican Museum, for the purchase and development of a portion of the parcel located on Central Block One, at the northerly side of Mission Street between Third and Fourth Streets (CB-1 Sports Club Parcel); Yerba Buena Center.  
(Resolution No. 325-91)

Action taken: \_\_\_\_\_

- (j) Authorizing an Eleventh Amendment to the Disposition and Development Agreement with Yerba Buena Gardens, L.P. for Central Blocks 1, 2 and 3 and East Block 2, Yerba Buena Center. (Resolution No. 326-91)

Action taken: \_\_\_\_\_

- (k) Authorizing a Fourth Amendment to the Agreement for Disposition of Land for Private Development (LDA) with Griffin/Related Properties-VII regarding the revision of the Schedule of Performance and various other provisions of said LDA, in connection with East Block 1, for the parcel located at the northeast corner of Third and Mission Streets; Yerba Buena Center. (Resolution No. 327-91)

Action taken: \_\_\_\_\_

- (l) A Resolution of Intention of the Redevelopment Agency of the City and County of San Francisco to establish a Community Facilities District and to authorize the levy of a special tax pursuant to the Mello-Roos Community Facilities Act of 1982; Yerba Buena Center. (Resolution No. 328-91)

Action taken: \_\_\_\_\_

- (m) Authorizing a First Amendment to the Agreement for Legal Services with Steefel, Levitt & Weiss which increases the maximum amount payable by an amount not to exceed \$350,000; All Redevelopment Project Areas. (Resolution No. 329-91)

Action taken: \_\_\_\_\_

7. Matters not appearing on Agenda

8. Commissioners' Questions and Matters

9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.

10. Closed Session: (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) Central Blocks 1, 2 and 3 and East Block 2 in the Yerba Buena Gardens of Yerba Buena Center with Yerba Buena Gardens, L.P.; (ii) Northwest corner of Eddy and Webster Streets in the Western Addition A-2 with Fillmore Market Place Associates.

11. Adjournment









